

SCOTT STREET PROPERTY

Parcel One: 1.9 acres (82,764 sq. ft.)
Parcel Two: 2.8 acres (121,968 sq. ft.)
Parcel Three: 5.0 acres (217,800 sq. ft.)
Parcel Four: 1.2 acres (52,272 sq. ft.)

Located within Cullman City limits.

Adjacent Properties:

- East – Residential
- South – Wooded (Primarily unusable)
- West – Wooded (County)
- North – Residential

ZONING

Property is zoned R-4 (Single Family and Multi-Family Residence)

Residential Apartment buildings are a permitted use of this property.

BUILDING REQUIREMENTS

Building Setbacks:

- Thirty feet from the front of the property
- Ten feet on the sides of the property
- Thirty-five feet from the back of the property

Density:

The minimum area of a building lot is 8,500 sq. ft. for a single family unit, 10,500 sq. ft. for a duplex unit and 2,000 sq. ft. for each additional unit thereafter. The maximum number of units per parcel:

- Parcel One: 38 units
- Parcel Two: 57 units
- Parcel Three: 105 units
- Parcel Four: 22 units
- Total: 222 units

Right of Way between Parcel Three and Four:

Because this area is currently not being used and in fact is not even developed, there is a very good chance the city would agree to abandon this area and sell it to us. Assuming that we own half of the right way to our side, this could add an additional 0.749 acres (32,450 sq. ft.) and another 12 units.

Right of Way between Parcel Two and Three:

This right of way might also be abandoned due to the fact that there are two other access roads for the residences to the north of this property, and there is nothing currently using this right of way. Acquiring this area along with the area between Three and Four would give us greater flexibility in designing our own roads.

Right of Way between Parcel One and Two:

Based on a conversation with Rick Fulmer, it is unlikely the city would agree to abandon this road in order to maintain at least one throughway to the area to the west of the property.

Buffer:

Buffers are required between this property and residential property (north and east).

Buffers are either a ten foot wide planting strip or a six foot opaque fence (the City prefers the planting strips)

Parking:

All spaces are required to be 9' x 20' and must contain the appropriate aisles.

- For 90 degree parking, aisle minimum of 25 feet.
- For 60 degree parking, aisle minimum of 20 feet
- For 45 degree parking, aisle minimum of 18 feet
- For parallel parking, aisle minimum of 15 feet

Apartments are required to provide an access drive of no less than 20 feet.

Minimum number of spaces for apartment complexes is 1 ½ per unit (Planning Commission might require more)

Sidewalks:

Planning Commission could require a sidewalk, but there isn't an existing sidewalk on the adjoining properties to connect.

Sidewalks would be required to connect parking to the buildings.

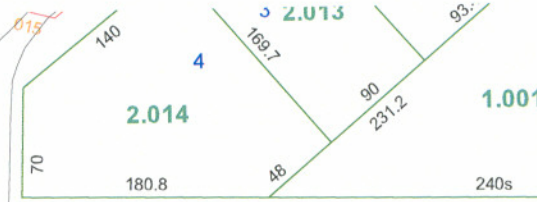
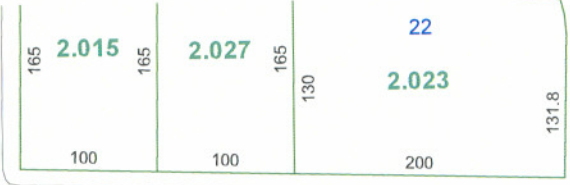
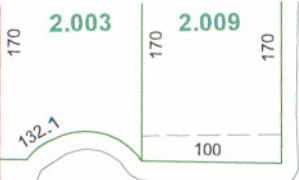
Landscaping:

All new developments require landscaping to be provided as part of the Site Plan, and such design must be by an approved architect or engineer. It is likely we would do more than the minimum required anyway.

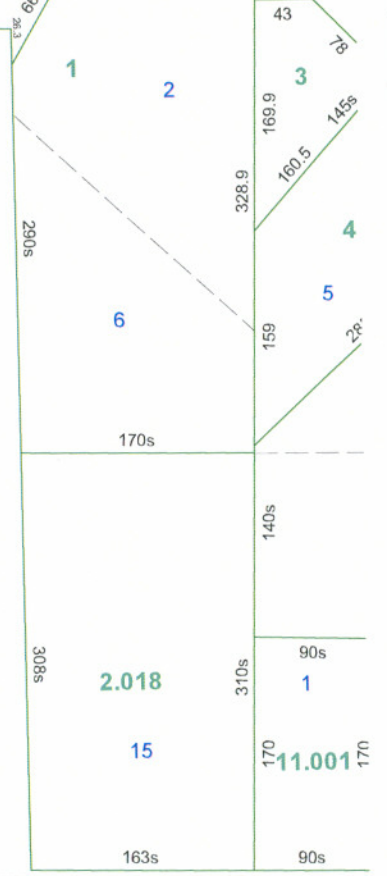
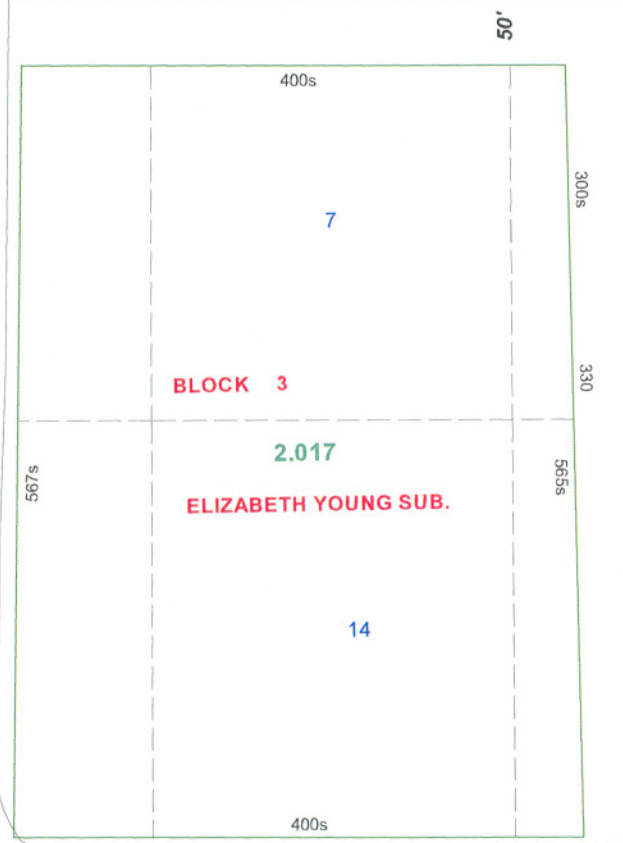
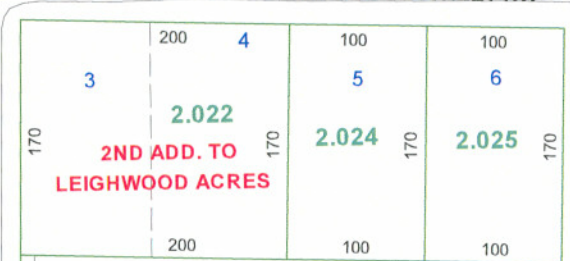
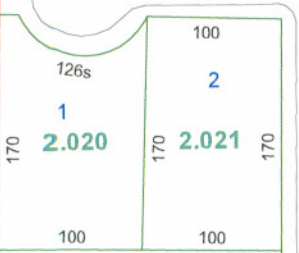
ISSUES

1. Water – The current water line running along the roadway is more than likely inadequate to handle the capacity necessary to install fire hydrants on this property and would need to be upgraded.
2. Easement – There are two overlapping powerline easements to TVA and the local power companies cutting across approximately 1/3 of Parcel One. We could get a variance from the power companies to build parking under those lines.
3. Stormwater – This property is already carrying a high percentage of water. The current drainage runs in a southerly direction across Scott Street onto the property to the south where there is a drainage easement; however, that easement is already at capacity. Therefore, we would have to design a stormwater detention system (retention pond similar to one on an apartment complex in the area) or an underground detention system.

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RE-SUB. OF
PT. OF LOTS
5-6 & 14



KATHERINE STREET NW

SCOTT STREET NW

1291

4

2s
4

