

HIGHWAY 278 EAST PROPERTY

7.7 Acres (408 feet of road frontage)

Located within Cullman City limits.

Adjacent Properties:

- East – Cullman Water Treatment Plant (Non-sewage)
- South – Wooded residential (Non-city)
- West – Single Family residential (Non-city)
- North – (across highway) Remax Real Estate and other residences and businesses

The Property is generally level through the front 2/3, but slopes considerably at the back of the property where a creek is located.

ZONING

Property is zoned B-2 (General Business District)

A residential apartment building is a conditional use of this property. A written application must be submitted to the Planning Commission at the same time as a Site Plan describing the use of the property.

Factors the Planning Commission considers:

- Ingress/Egress, traffic flow and pedestrian safety;
- Provisions for off-street parking (all of our parking will be off street);
- Utility compatibility;
- Buffering between properties;
- Signage;
- Location, use and dimensions of each building;
- Location, use and dimensions of all open space; and
- Compatibility of this use with adjacent properties.

None of these factors would seem to be an issue with what we are planning.

BUILDING REQUIREMENTS

Building Setbacks:

- Twenty feet from the front of the property (or ten feet from an easement, whichever is greater)
- No Setbacks on the side, unless the property abuts a residential district (must still include a buffer)
- Twenty feet from the back of the property (or ten feet from an easement, whichever is greater)

Density:

Because this property is zoned for general business, there is no maximum density – we would only be limited by space, parking requirements and buffers.

Buffer:

Buffers are required between this property and residential property (west and south), and would be permitted on the east side between this property and the water treatment plant.

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. Sewage – Currently the only sewer main is located on other side of US 278 behind the Remax building. There does appear to be enough slope to run the lines straight under the highway and tie-in at our expense. Otherwise, we will have to build a collection station and pump to push the sewage to the main. The addition of an apartment building would not create a capacity issue.
2. Easement – There is a 30 foot easement running from the water treatment plant to our east to the area of downtown Cullman to our west which cuts across the back 1/3 of the property. We could still build a parking lot over the easement with the understanding that if there is a break in this line, we would bare the expense of replacing anything the city destroyed repairing the line.
3. Ingress/Egress – Because this apartment complex is built on a federally-funded highway, we will have to submit any plans for driveways to ALDOT for approval.

U.S. Highway 278 E Property

