

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: April 7, 2022

<u>DEVELOPMENT NAME</u>	Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33
<u>SUBDIVISION NAME</u>	Addison Woods Subdivision, Resubdivision of Lot 29, 30, 31 and 33
<u>LOCATION</u>	6567, 6575, 6579 and 6583 Addison Woods Drive (private street) (West side of Addison Woods Drive, 835'± North of Girby Road).
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	4 Lots / 0.4± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create four (4) legal lots of record from four (4) existing legal lots of record, and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	One to six months.
<u>ENGINEERING COMMENTS</u>	

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS.
- B. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.

Planned Unit Development:

1. Submit a drawing labeled PUD SITE PLAN for review. The Plan submitted appears to be lot layouts labeled SPECIFIC PURPOSE SURVEY.
2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
 - c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
 - d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area.
 - e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
 - f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
 - g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT**COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create four (4) legal lots of record from four (4) existing legal lots of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.

The site has been given a Low Density Residential land use designation, per the adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the Low Density Residential districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre.

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use

Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The subject site consists of Lots 29, 30, 31 and 33, Addison Woods Subdivision, Resubdivision of, approved by the Commission at its December 19, 2019 meeting as a 38-lot subdivision, together with a Planned Unit Development to amend a previously approve planned Unit Development to allow a private street subdivision with reduced setbacks and increased site coverage. The applicant now wishes to revise the recorded setbacks on four of the recorded lots and amend the previously approved PUD due to topographical site constraints.

It should be noted that no preliminary plat was submitted for the Subdivision review. Only a copy of the recorded plat was provided. Therefore, a preliminary plat should be submitted indicating the proposed amended setbacks for Lot 29, 30, 31 and 33.

PUD review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and, that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and, to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that the PUD review is site plan specific; therefore, *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant states:

Due to the topography of these lots, per residential building code regarding outswing exterior doors, lots 29, 30, and 33 will require a minimum of a 3'x3' landing to step to

when exiting the rear door of these homes. These landings will be the cause for our structures to encroach on their rear setbacks and violate the zoning ordinance governing no temporary structures encroaching on rear setbacks be more than 3' in elevation above final grade.

We typically build our landings 4'x4' and intend to do so with these four lots, if permitted to do so.

Our homes that are not built with a covered rear porch as part of the inherent slab and truss design receive a 12'x14' concrete patio slab or if topography dictates, a wooden deck per contract. Lots 29, 30, and 33 will require 12'x14' wooden decks.

Lot 31 will require a set of steps to egress the rear covered porch that will encroach on the rear setback and violate the zoning ordinance governing no temporary structures encroaching on rear setbacks be more than 3' in elevation above final grade. In order to turn the direction of the steps away from the severe slope of the yard we will build a 4'x4' wooden landing and bring the steps tight and parallel to the rear of the home.

Lot 29 will have a 4'x4' wooden landing with steps leading to a "low", 3' or less above final grade wooden deck.

Lot 30 will have a 4'x4' wooden landing with steps leading to a "high", more than 3' above final grade deck.

Lot 31 has a covered porch and will only require the 4'x4' wooden landing with steps leading to final grade.

Lot 33 will have a 4'x4' wooden landing with steps leading to a "high", more than 3' above final grade deck.

The previously approved Subdivision and PUD allowed for five-foot front and side yard setbacks, and 15-foot rear yard setbacks on the subject lots. Other than the requested rear yard setback amendment, all other setbacks are proposed to remain.

As the applicant mentions in the narrative, Building Code issues dictate that a landing on the rear of the proposed dwellings would encroach into the 15-foot recorded rear setback for the four subject lots. A review of the site plans submitted for lots indicates varying discrepancies between the dimensions given in the narrative and the dimensions indicated on the individual site plans. For instance:

- Lot 29 is shown as having a ten-foot by 16-foot deck eight feet above grade.
- Lot 30 is shown as having a ten-foot by 16-foot deck.
- Lot 31 is shown as having only steps with no landing.
- Lot 33 is shown as having a ten-foot by 16-foot deck.

RECOMMENDATION

Subdivision: The Subdivision request is recommended for Holdover to the April 7th meeting, with revisions due by March 21st, to address the following:

- 1) Submission of preliminary plats for Lots 29, 30, 31 and 33 indicating the existing recorded front and side yard setbacks, and the proposed amended rear yard setbacks.

Planned Unit Development: The Planned Unit Development is recommended for Holdover to the April 7th meeting, with revisions due by March 21st, to address the following:

- 1) Revision of the narrative and/or site plans to eliminate the discrepancies between the two relating to the sizes of landings and elevations of decks above ground.

Revised for the April 7th meeting:

These applications were heldover from the March 3rd meeting to allow the applicant to address the following:

Subdivision: *Submission of preliminary plats for Lots 29, 30, 31 and 33 indicating the existing recorded front and side yard setbacks, and the proposed amended rear yard setbacks.*

Planned Unit Development: *Revision of the narrative and/or site plans to eliminate the discrepancies between the two relating to the sizes of landings and elevations of decks above ground.*

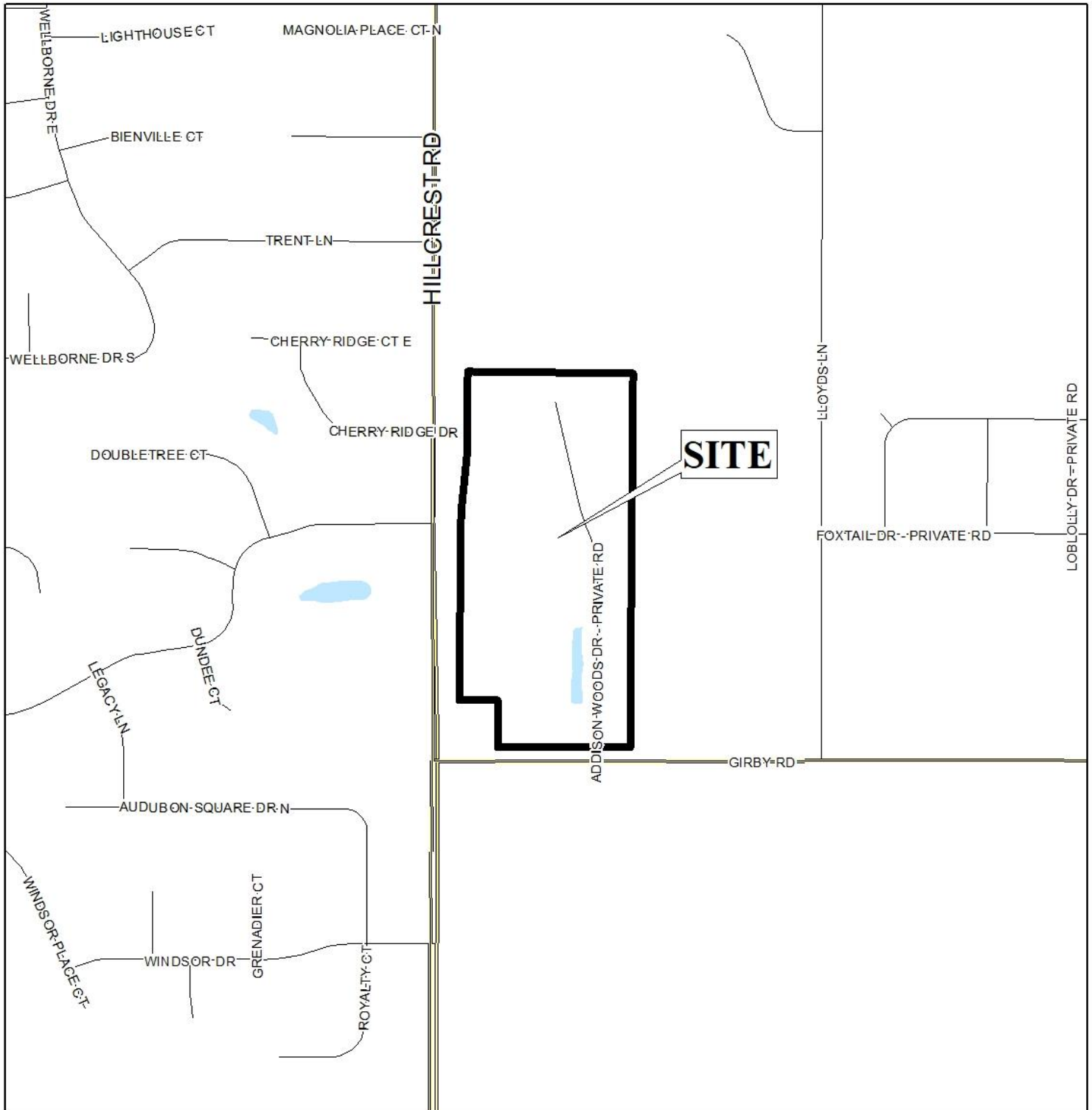
Revisions were due to Planning and Zoning by March 21st. However, no revisions or additional information was submitted by the applicant, thus staff was unable to complete a review of the proposals.

RECOMMENDATION

Subdivision: *The Subdivision is recommended for Denial as the applicant did not submit the required revisions for Lots 29, 30, 31 and 32 indicating the existing recorded front and side yard setbacks, and the proposed amended rear yard setbacks.*

Planned Unit Development: *The Planned Unit Development is recommended for Denial as the applicant did not submit the required revisions of the narrative and/or site plans to eliminate the discrepancies between the two relating to the sizes of landings and elevations of decks above ground.*

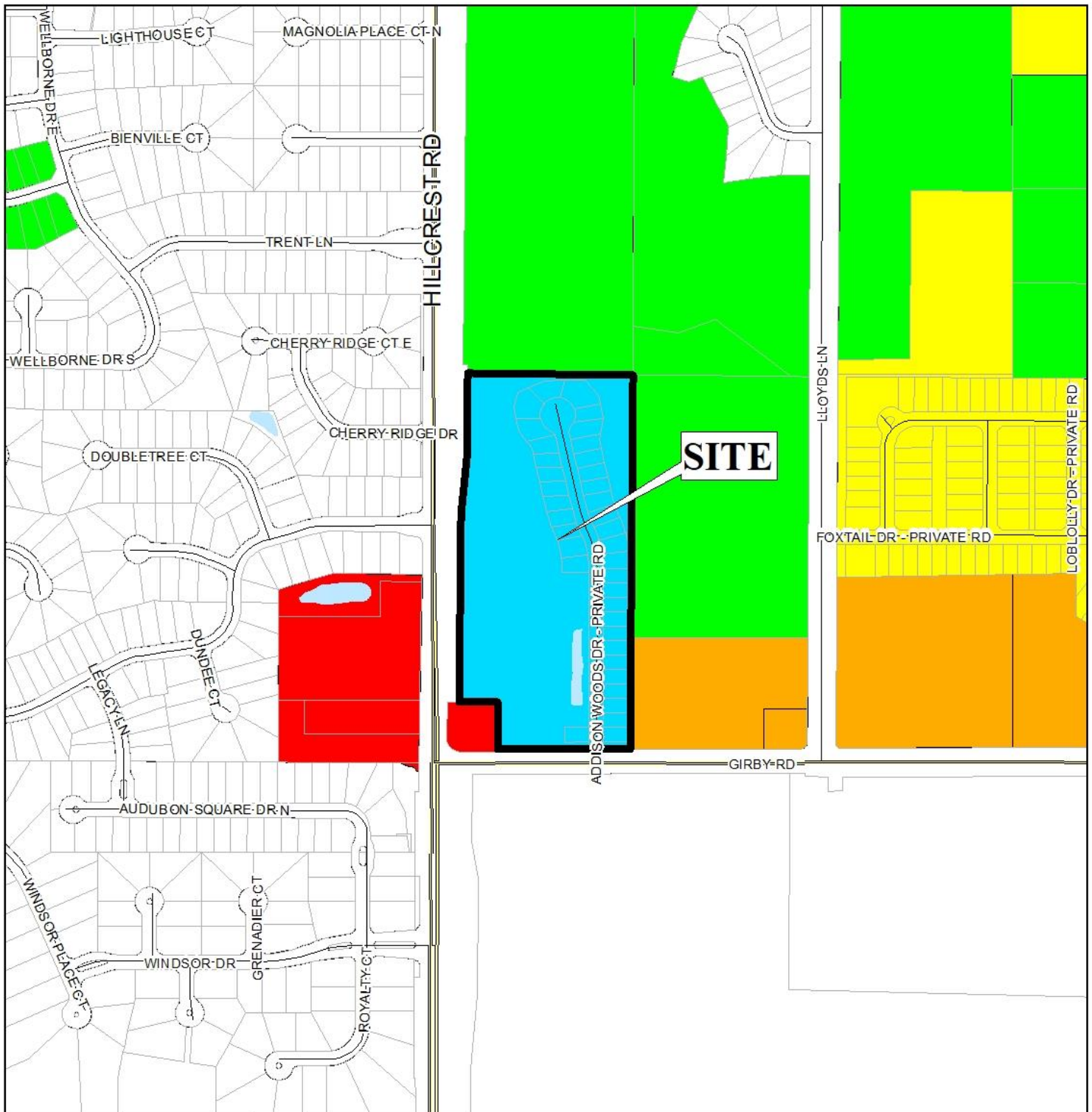
LOCATOR MAP



APPLICATION NUMBER 1 DATE April 7, 2022
 APPLICANT Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33
 REQUEST Subdivision, PUD



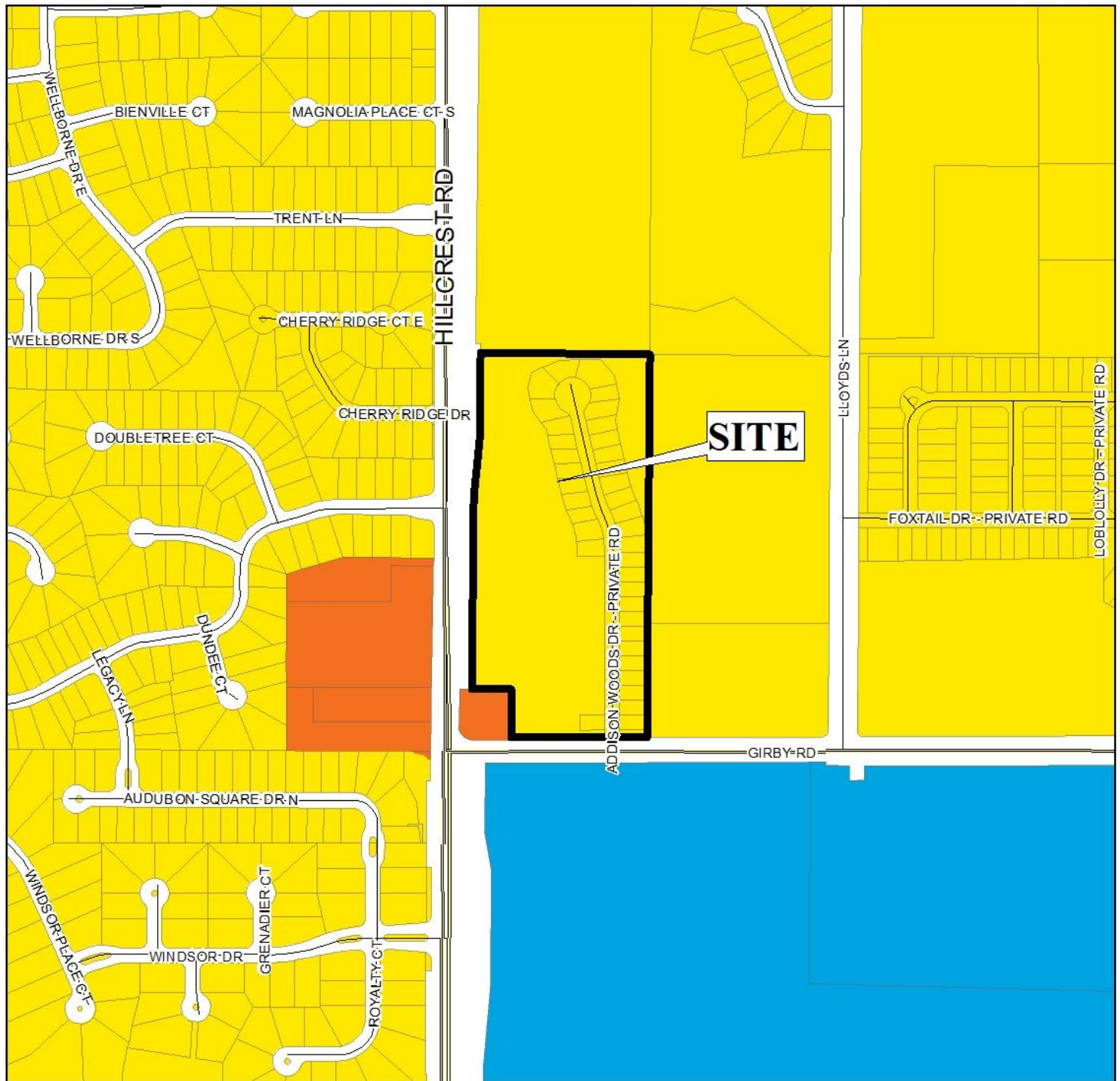
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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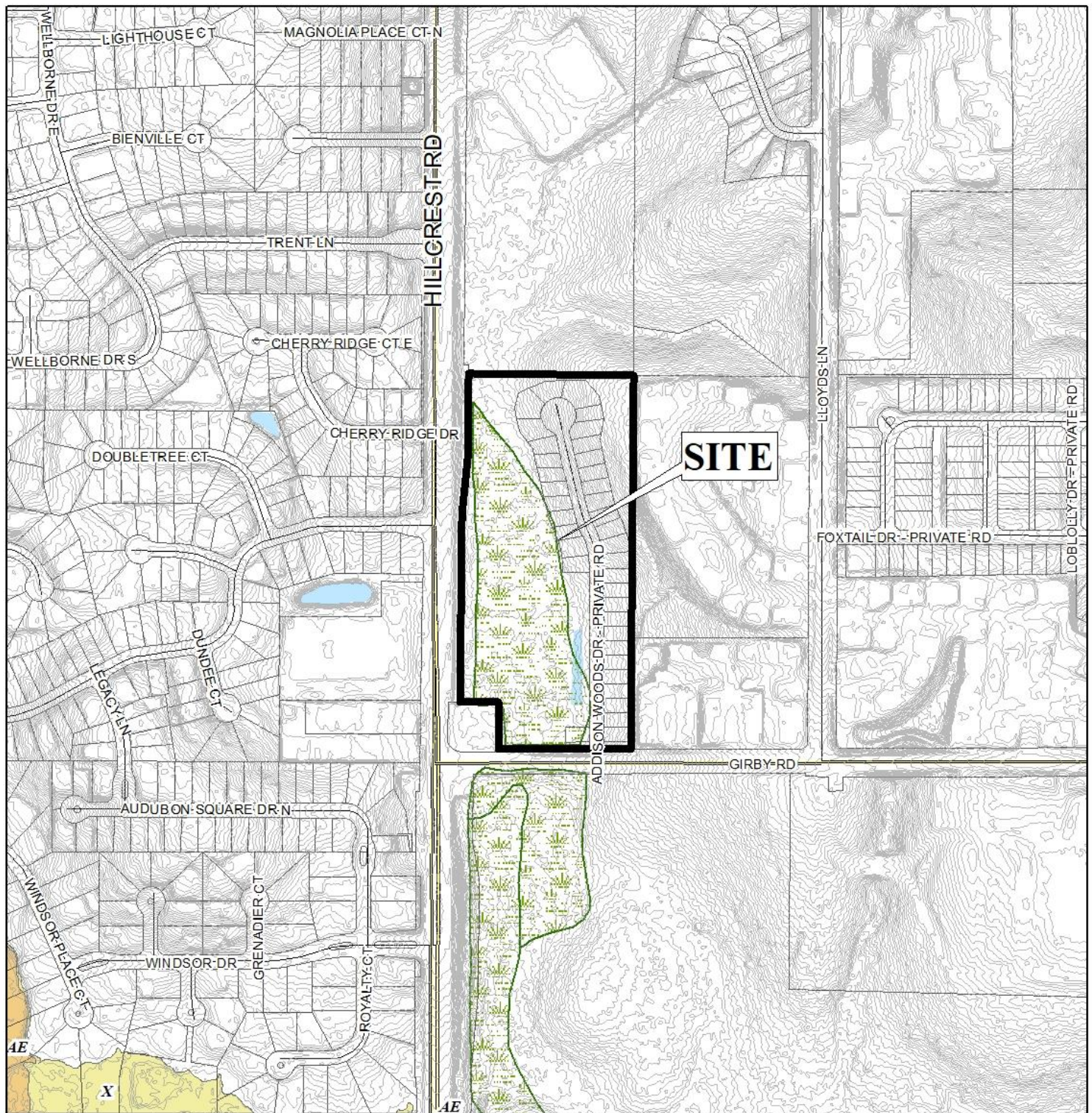
REQUEST Subdivision, PUD

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

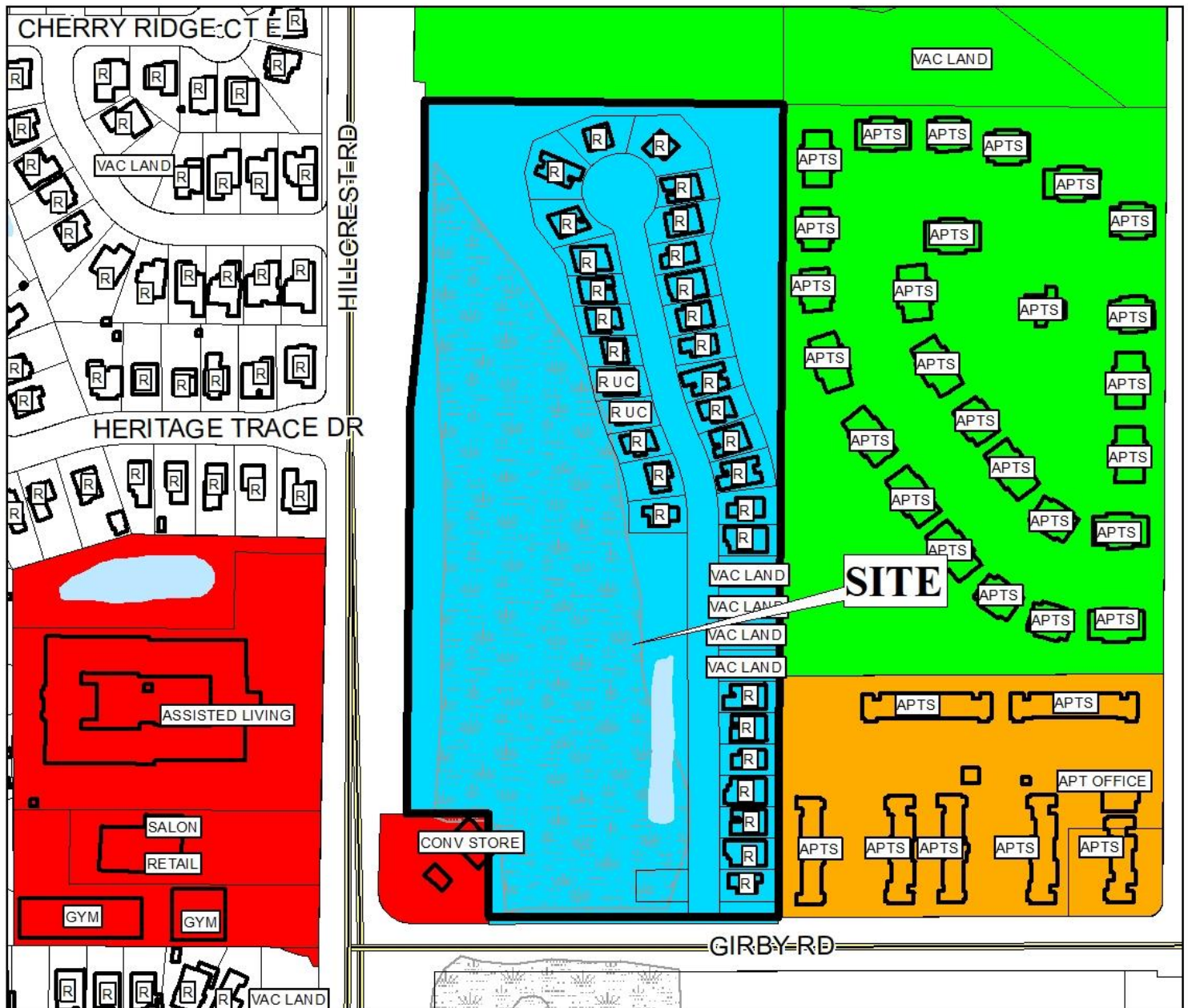
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east and northwest.
Commercial units lie southwest of the site.

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REQUEST Subdivision, PUD

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

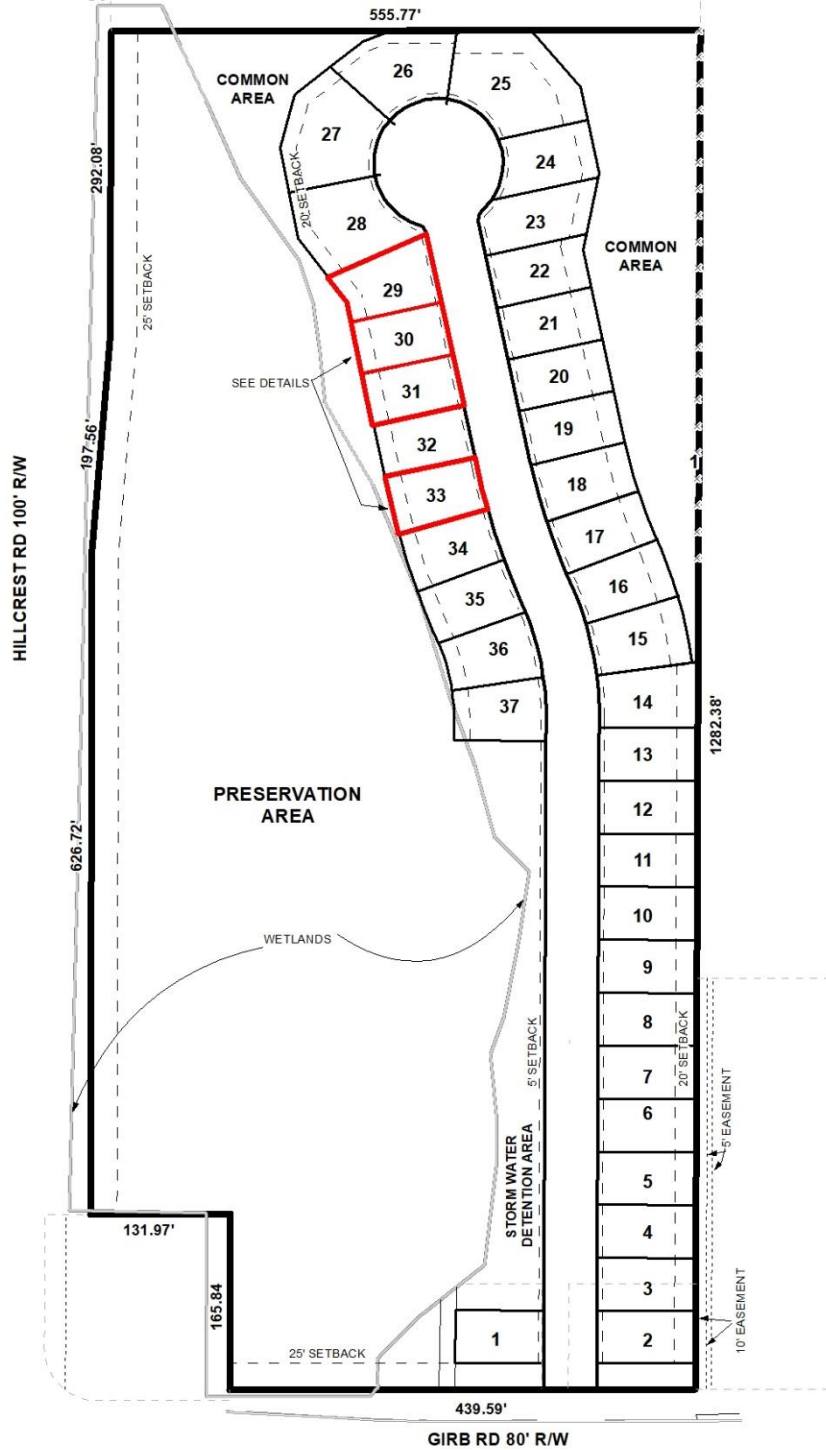


The site is surrounded by residential units to the east and northwest.
Commercial units lie southwest of the site.

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SITE PLAN



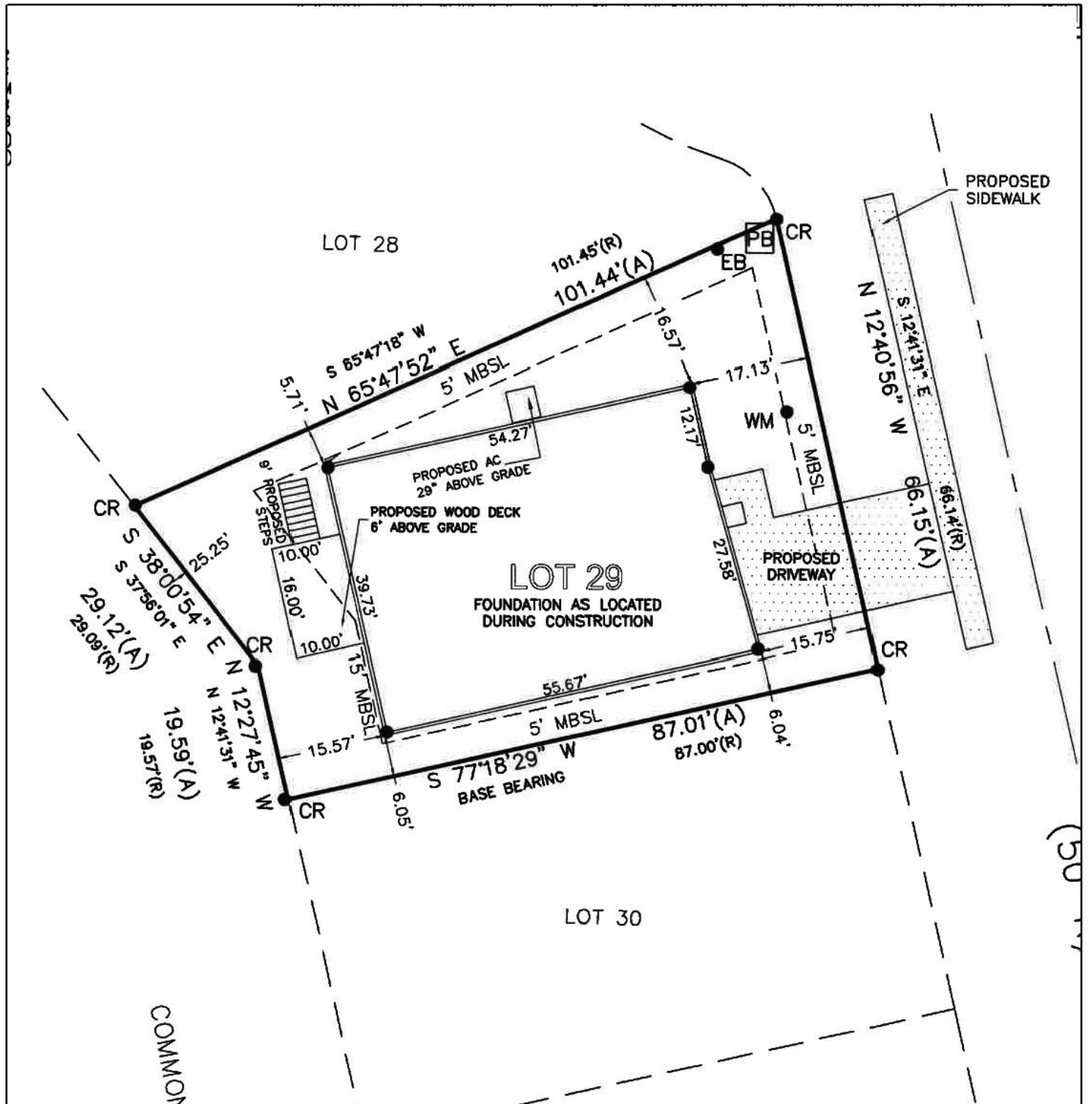
The site plan illustrates the proposed lots, cottages, setbacks, and easements.

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DETAIL SITE PLAN

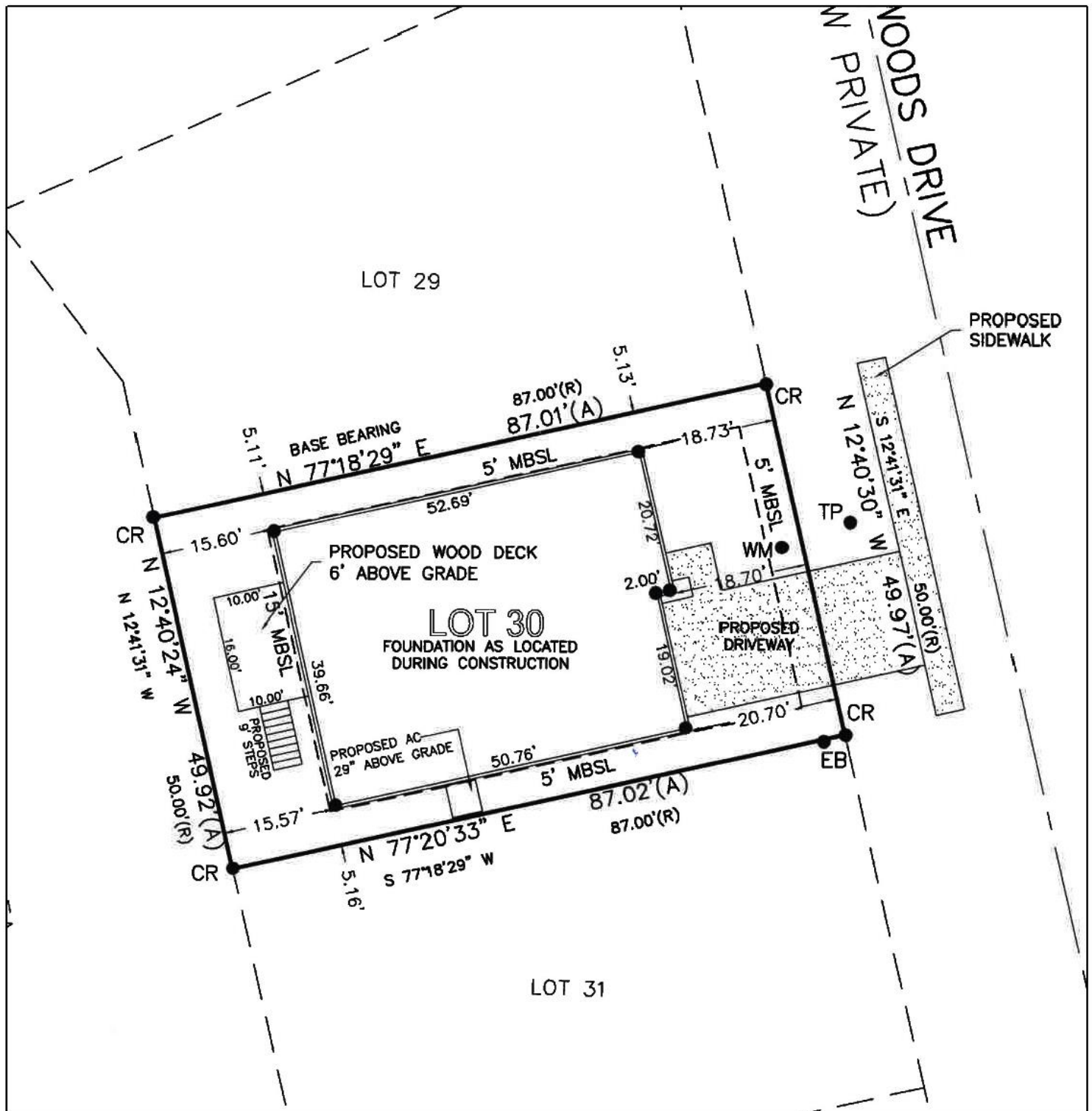


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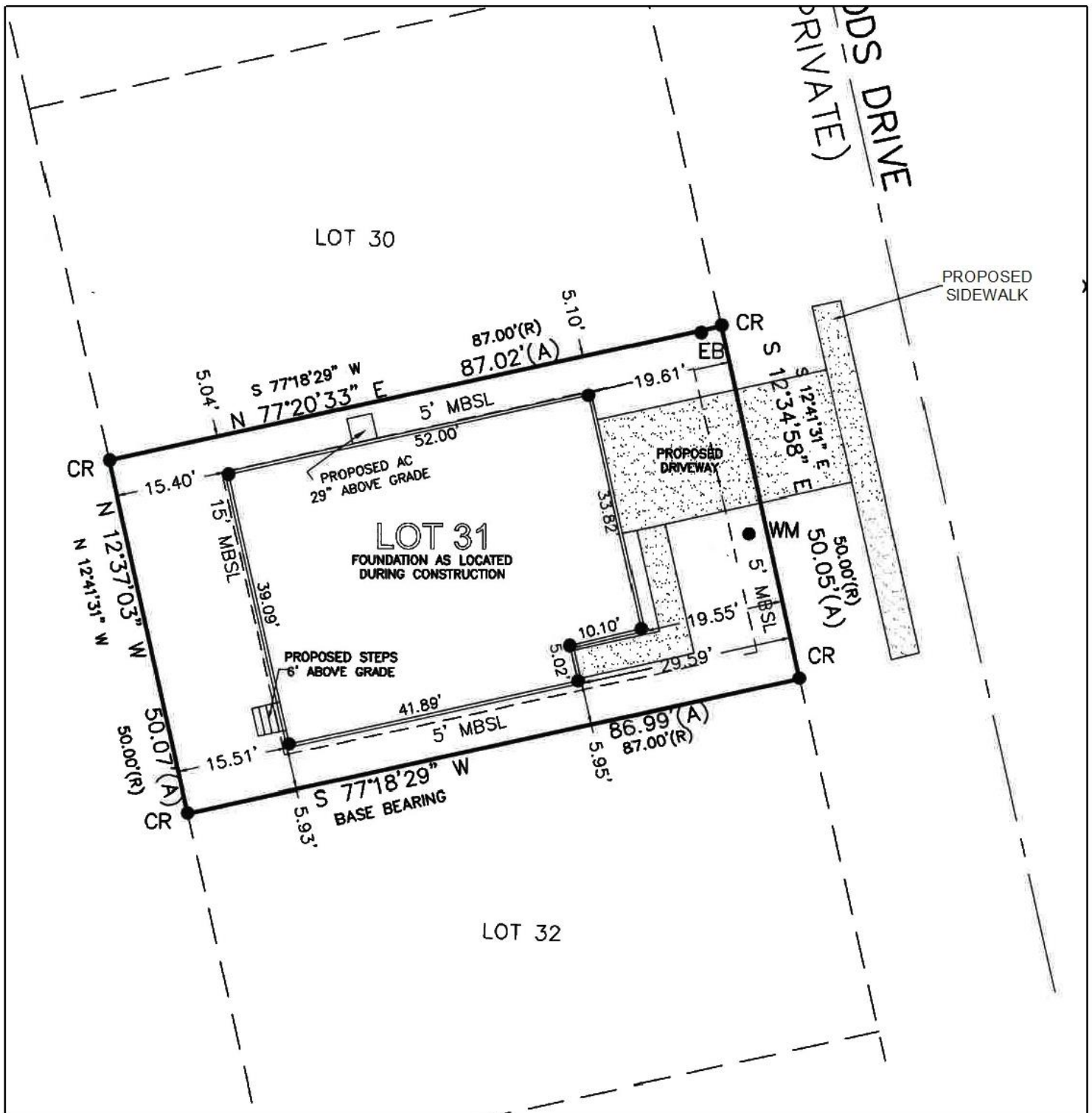
DETAIL SITE PLAN



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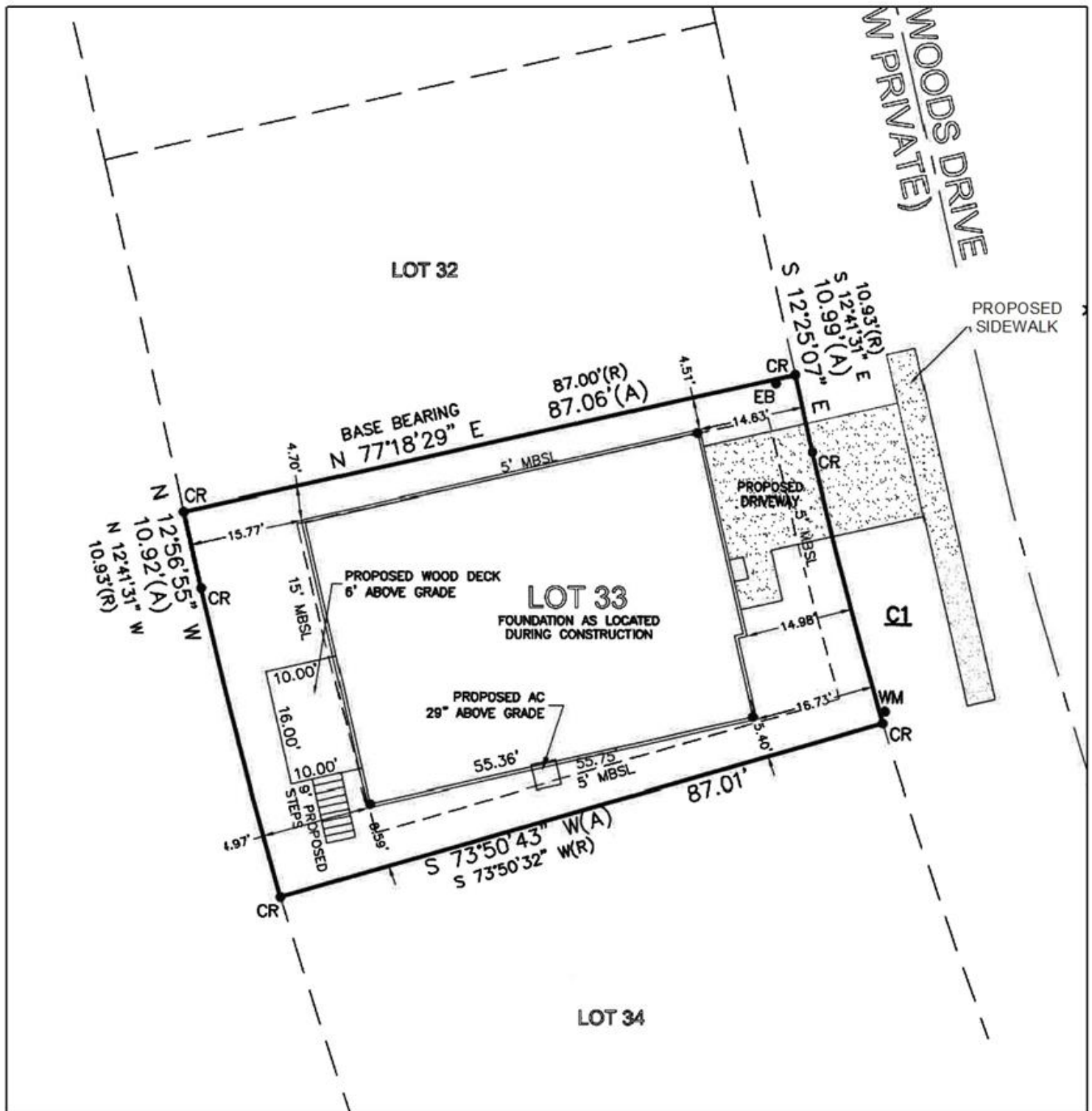
DETAIL SITE PLAN



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