

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: November 3, 2022

<u>DEVELOPMENT NAME</u>	Addison Woods Subdivision, Resubdivision of Lot 1 and Common Area
<u>SUBDIVISION NAME</u>	Addison Woods Subdivision, Resubdivision of Lot 1 and Common Area
<u>LOCATION</u>	6501 Addison Woods Drive (private street) (North side of Girby Road, 160'± East of Hillcrest Road).
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	2 Lots / 12.0± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create one (1) legal lot of record from one (1) existing legal lot of record and a portion of an existing Common Area, 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>	Upon approval.
<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. 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.
- B. Show and label any of the existing subdivision monumentation set for the original LOT 1 that was recorded in 2020. This PLAT shows all the subdivision corners in the entire subdivision to be set.
- C. Revise the name of the subdivision to exclude “AND COMMON AREA”; or, change the name to “Resubdivision of LOT 1 and COMMON AREA, Resubdivision of Addison Woods”.

- D. Revise the plat to show only the affected LOT(s). Lots 2-37 are not included in this proposed subdivision.
- E. Revise NOTES #11 from “All proposed detention...” to “All existing and proposed detention...”.
- F. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. 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 (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. 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.
3. 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.
4. 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.
5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
6. 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.
7. 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.
8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING**COMMENTS**

Access is limited to an approved PUD site plan with any modifications to 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-RESCUE 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 one (1) legal lot of record from an existing legal lot of record and a portion of an existing Common Area; 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 (LDR) 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 Lot 1 and a portion of the Common Area of Addison Woods Subdivision, Resubdivision of. The site was 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 approved Planned Unit Development to allow a private street subdivision with reduced setbacks and increased site coverage. The applicant now wishes to expand the size of Lot to incorporate a portion of the Common Area into Lot 1; hence this application.

The preliminary plat indicates that Lot 1 is proposed to expand from its current area of 4,253 square feet ($0.1\pm$ acre) to 5,912 square feet ($0.14\pm$ acre) via a 20-foot expansion to the North into the Common Area. This would result in the decrease in the size of the total Common Area from its current 170,851 square feet ($3.92\pm$ acres) to 169,192 square feet ($3.88\pm$ acres). The 348,105 square-foot ($7.99\pm$ acres) adjacent Preservation Area would not be impacted or changed by the proposed project.

As Girby Road and Addison Wood Drive are both of existing, compliant right-of-way widths, no dedication would be required. The current right-of-way widths should be retained on the Final Plat, if approved. The originally approved five-foot front yard setback should be retained on the Final Plat along Addison Woods Drive. The table of Minimum Building Setbacks and the table indicating the revised Common Area should be retained on the Final Plat. As on the preliminary plat, the lot size label for Lot 1 should be retained in both square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information, if approved.

The note on the preliminary plat stating that the maintenance of the Common Areas is the responsibility of the property owners should be retained on the Final Plat. As the proposed new lot would be less than the 7,200 minimum required by Section V.D.2. of the Subdivision Regulations, a waiver of that section would be required, if approved.

The previously approved Subdivision and PUD allowed for five-foot front and side yard setbacks, and 20-foot rear yard setbacks on Lots 1 through 22, and those are proposed to remain the same.

The increased site coverage allowance for Lot 1 is proposed to remain at 55 – 60% as per the previous PUD approval. The lot size label for Lot 1 in both square feet and acres should be retained on the site plan. However, the size of Lot 1 should be revised on the Lot Area table to reflect its size after its expansion as 5,912 square feet and 0.14 acres, to agree with the lot size label.

As per the Traffic Engineering comments, access is limited to an approved PUD site plan with any modifications to 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. If approved, a note should be placed on the Final Plat and PUD site plan stating these comments.

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.

Regarding the PUD, the applicant states:

This application is to amend the previously approved Planned Unit Development (PUD001073-2019) with the Letter of Decision being dated January 2, 2020.

The purpose of this application is to extend the North property line of Lot 1, 20 feet to the North.

The subject property is a 17 acre parcel approximately 160' East of Hillcrest Road on the North side of Girby Road. Of the 17 acre parcel, 8.5 acres is upland and outside and East of any wetland area. The remaining 8.5 acres is wetlands and will remain as wetlands, unimproved. We have mitigated with the Corp of Engineering to allow for the taking of 0.39 acres to use for stormwater detention.

Development of this project will begin upon approval and is expected to be completed in

approximately one year.

It should be noted that Lots 29, 30, 31 and 34 received amended Subdivision and PUD approvals to accommodate setbacks which were not on the original subdivision Final Plat and PUD site plan.

The proposed expansion of Lot 1 and the minor reduction of the Common Area would have little impact upon the overall existing subdivision and the proposal should be considered for Approval.

RECOMMENDATION

Subdivision: Based upon the preceding, with a waiver of Section V.D.2. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the current right-of-way widths of Girby Road and Addison Woods Drive on the Final Plat;
- 2) retention of the five (5)-foot building setback line along Addison Woods Drive on the Final Plat;
- 3) retention of the table providing the Minimum Building Setbacks and the table providing the revised Common Area on the Final Plat, and retention of the note stating that the maintenance of the Common Area is the responsibility of the property owners on the Final Plat;
- 4) retention of the lot size label for Lot 1 in both square feet and acres on the Final Plat, adjusted for expansion, or the furnishing of a table on the Final Plat providing the same information;
- 5) subject to the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. 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. B. Show and label any of the existing subdivision monumentation set for the original LOT 1 that was recorded in 2020. This PLAT shows all the subdivision corners in the entire subdivision to be set. C. Revise the name of the subdivision to exclude "AND COMMON AREA"; or, change the name to "Resubdivision of LOT 1 and COMMON AREA, Resubdivision of Addison Woods". D. Revise the plat to show only the affected LOT(s). Lots 2-37 are not included in this proposed subdivision. E. Revise NOTES #11 from "All proposed detention..." to "All existing and proposed detention...". F. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.*);
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Access is limited to an approved PUD site plan with any modifications to 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.);

- 7) *subject to the 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.);*
- 8) *subject to the Fire-Rescue 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.); and*
- 9) *submittal to and approval by Planning and Zoning of a revised PUD site plan (pdf and hard copy) prior to signing the Final Plat.*

Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow a single-family dwelling to be constructed on an otherwise sub-standard lot with reduced setbacks;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow a residential lot's development with reduced setbacks;
- c. the proposal promotes the objective of Efficient land use (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 redevelopment), because only a minor portion of a Common Area/Storm Water Detention Area will be reduced, and no part of a "preservation area" will be disturbed;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be significant undeveloped portions of the site with common areas and the "preservation area"; and
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because utilities and infrastructure already exist within the area.

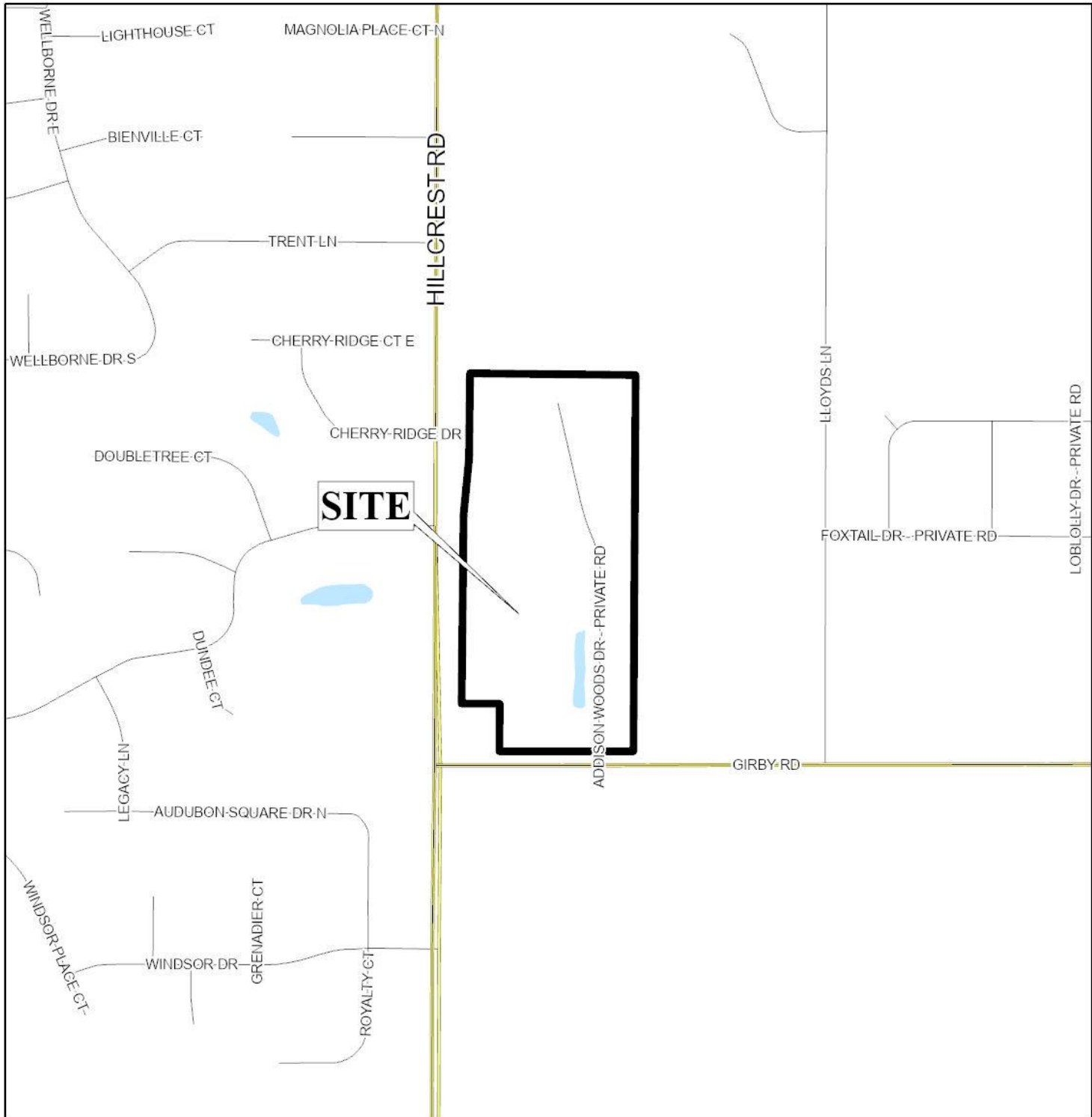
The request is recommended for Approval, subject to the following conditions:

- 1) retention of the Minimum Building Setbacks (feet) table on the site plan;
- 2) revision of the setback table for Lots 29, 30, 31 and 34 as per the previous amended PUD;

- 3) retention of the lot size label in both square feet and acres for Lot 1, and revision of the Lot Area table to reflect the size of Lot 1 after its expansion as 5,912 square feet and 0.14 acres, to agree with the lot size label;
- 4) subject to the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. 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. 3. 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. 4. 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. 5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 6. 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. 7. 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. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 5) placement of a note on the site plan stating the Traffic Engineering comments: *(Access is limited to an approved PUD site plan with any modifications to 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.);*
- 6) subject to the 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.);*
- 7) subject to the Fire-Rescue 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.);* and
 - 8) submittal to and approval by Planning and Zoning of a revised PUD (pdf and hard copy) site plan prior to signing the Final Plat.

LOCATOR MAP



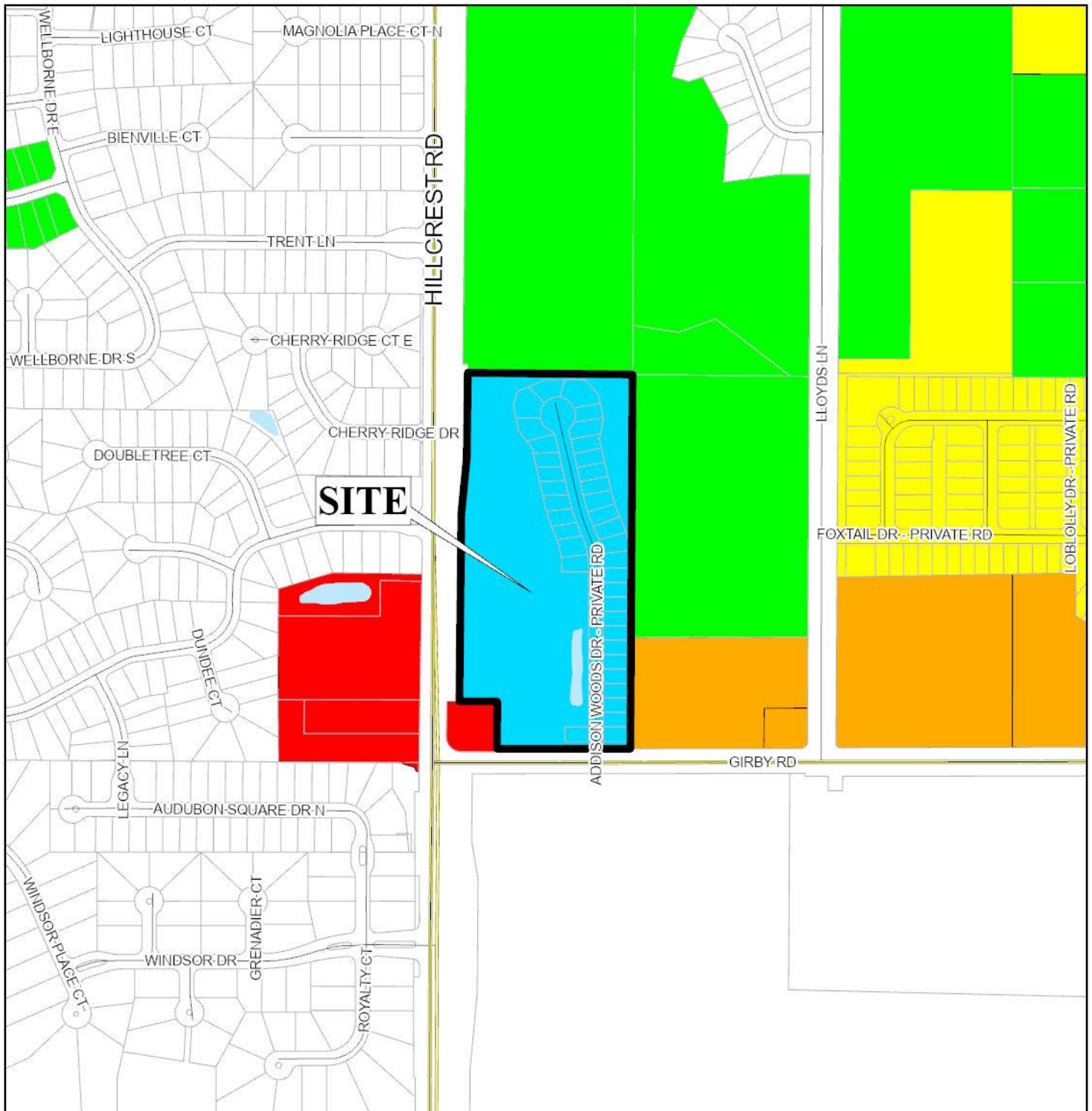
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REQUEST Subdivision, PUD



LOCATOR ZONING MAP



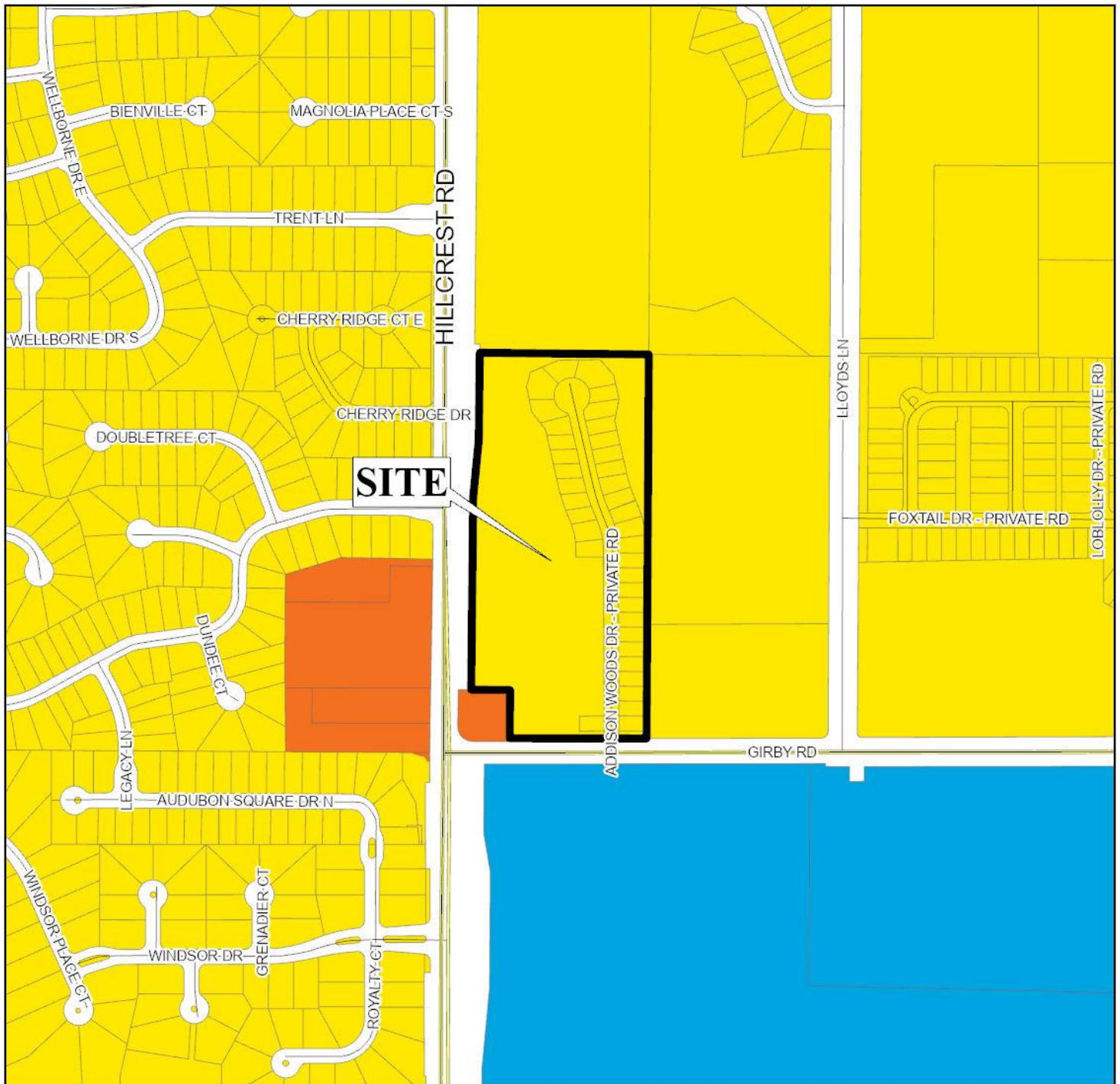
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FLUM LOCATOR MAP



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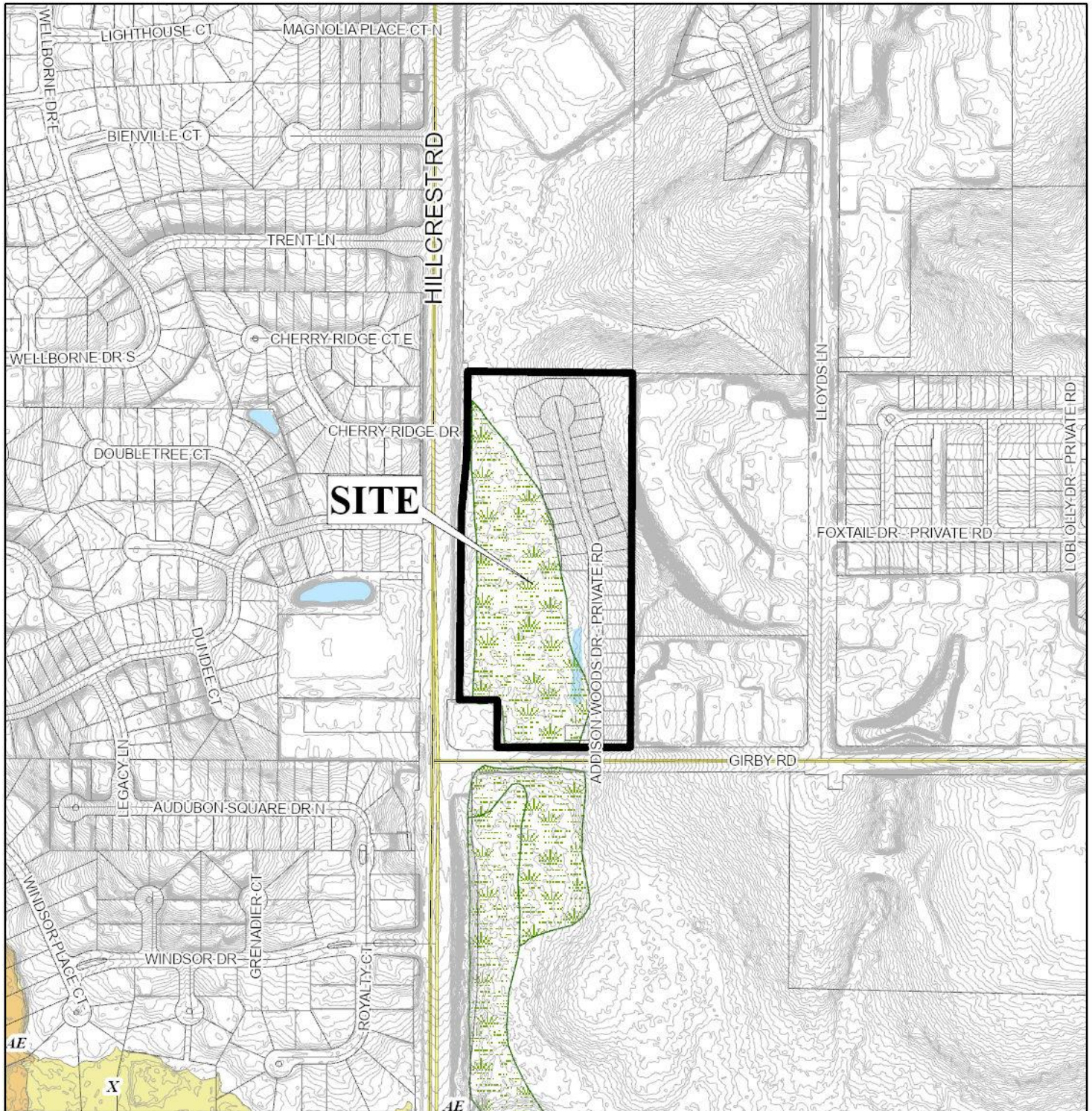
REQUEST Subdivision, PUD

Layer2

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



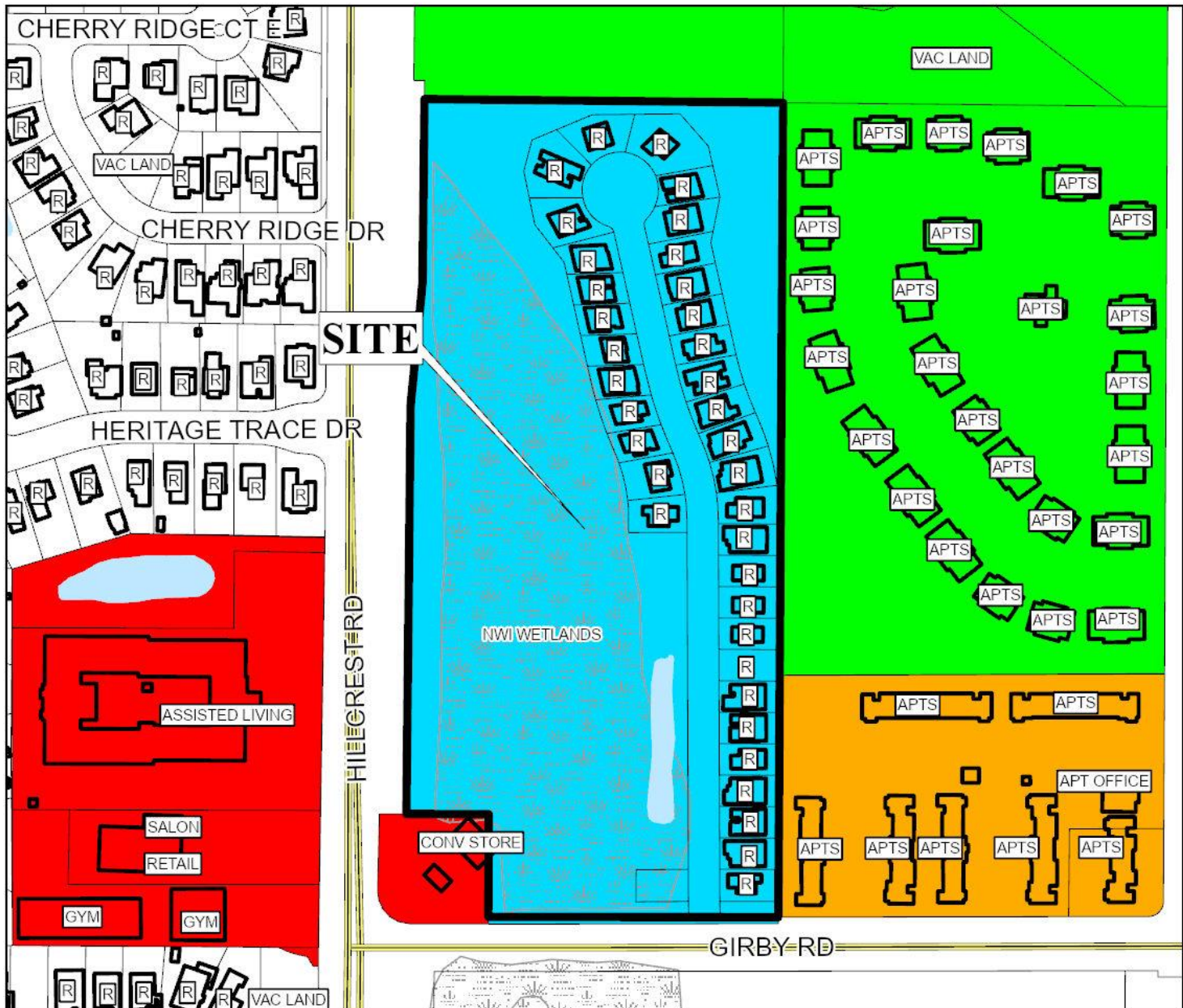
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.
Commercial units lie southwest of the site.

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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

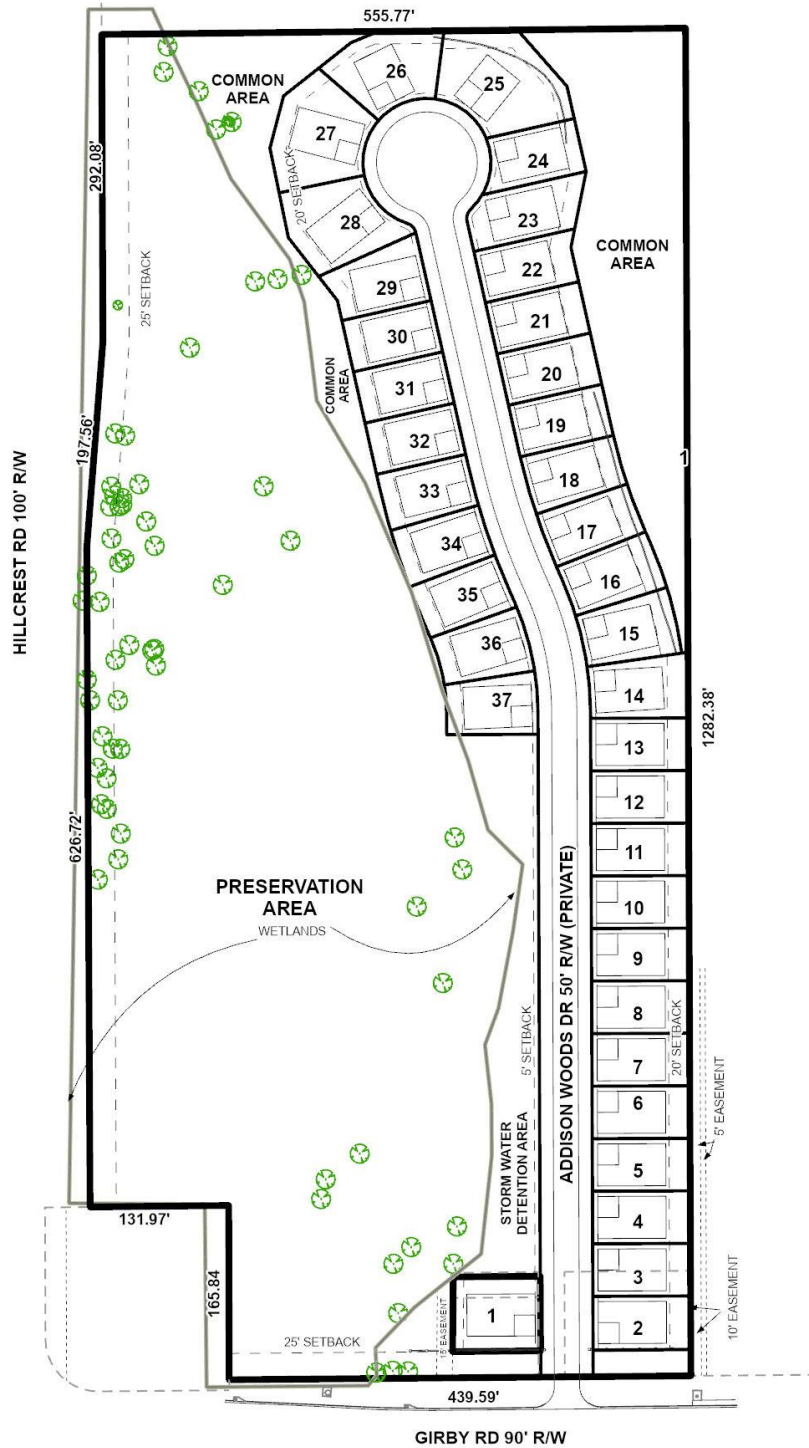


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Commercial units lie southwest of the site.

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SITE PLAN



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

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NTS