

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: January 20, 2022****DEVELOPMENT NAME**

Nakia Isaac

LOCATION

1867 Prichard Avenue and 100-110 Joel Court (private street)
(South side of Prichard Avenue, 310'± West of St. Stephens Road).

**CITY COUNCIL
DISTRICT**

District 1

AREA OF PROPERTY

1 Lot / 3.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

May 2022

**ENGINEERING
COMMENTS**

1. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN - 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.
2. Retain NOTES #4 - #8, as shown on the PUD SITE PLAN drawing # X01, revision A dated 3-16-2020.

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 Planned Unit Development Approval to allow multiple buildings on a single building site.

The site has been given a Mixed Density Residential (MxDR) 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 case the designation of 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 the 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.

Planned Unit Development 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.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained or an extension granted.

The subject site has had similar PUDs approved by the Planning Commission at its April 21, 2016 and May 21, 2020 meetings, to allow a similar multi-family development. The previous approvals have since expired, as no permits were obtained. The current application proposes the same number of buildings and dwelling units.

The site plan depicts a 5-phase, 38-unit multifamily development with an office building, two buildings with eight, two-bedroom units each; two buildings with six, three-bedroom units each; one building with six, one-bedroom units; and four buildings with one, four-bedroom unit each.

Due to the phased nature of the project, the annual renewal of the PUD, if approved, will be required until such time as permits for the last phase have been issued. The PUD will be considered complete when the final Certificate of Occupancy has been issued and the final site inspections completed.

The site is zoned R-3, Multiple Family Residential. It is bounded almost entirely by R-1, Single Family Residential, with the exception of B-2, Neighborhood Business District to the North, and property across Prichard Avenue that is not located with the City of Mobile.

The applicant states:

Purpose

The purpose of this Planned Unit Development Application is to accommodate the use of multiple buildings on a single site. This site was previously approved for a Planned Unit Development, but the application was not renewed.

Description and Existing Use

The property is identified as Lot 1, Bey Estates Subdivision as shown in Map Book 133 Page 76, Office of the Judge of Probate Court for Mobile County. This site is bordered to

the north-west by Prichard Avenue and to the west, south, and north-east by residential parcels. The site is currently vacant.

Upon the approval of the PUD, it is planned that construction for Phase-1 will commence in May 2022 and will be complete by May 2023. Subsequent phases will proceed after the completion of Phase-1, in numerical order as shown on the PUD. See the notes on the PUD for additional phasing information.

The current zoning for the property is R-3. The proposed usage of the property as a multi-family residence is consistent with current zoning ordinance.

Previous Approval(s)

This PUD was previously approved by the Planning Commission at its December 8th, 2016 meeting and June 2, 2020.

Proposed Use

The proposed use is a 38-unit multi-family development with a leasing office. There will be a total of 10-buildings on the site, 4-buildings will be single unit cottages, 2-buildings will have 8-units and 3-buildings will have 6-units. The last building will be a leasing and maintenance office for the development. The existing drive entrance will be modified to comply with the current City of Mobile standard details. The access drive and cul-de-sac have been designed to provide sufficient parking and fire department access. Maximum building height shall be compliant with the current zoning regulations.

Landscaping

From the previously approved staff report:

“Landscaping information is provided. It appears that the overall site will comply with and exceed the minimum landscape area requirements, however, the site, as designed, will fall short of the required amount of front landscape area: 10,162 square feet of front landscape area is required, and only 9,508 square feet will be provided – a deficiency of 654 square feet. Given that 84,008 square feet of landscape area will be provided overall, well in excess of the required 16,936 square feet, the Commission may wish to consider allowing the reduced front landscape area, as proposed.”

This proposal is requesting the same consideration for front landscaped area that was given for the previously approved PUD.

<i>Tree Compliance</i>	<i>Required</i>	<i>Provided</i>
<i>Frontage Trees</i>	<i>13</i>	<i>13</i>
<i>Overstory Perimeter</i>	<i>22</i>	<i>22</i>
<i>Understory Trees</i>	<i>25</i>	<i>25</i>

Parking

The number of parking spaces required for this type of development is 1.5 spaces per unit. There will also be a 2400-SF leasing and maintenance building that requires 1 space per 300-SF of floor area. The total parking spaces required is $(38 \times 1.5) + (2400/300) = 65$. The project will provide 72 total parking spaces including 4 handicap spaces.

As the applicant mentioned, 65 parking spaces will be required for the proposed development, and 72 will be provided. If approved, a compliant photometric plan will be required to be submitted at the time of permitting.

Regarding tree and landscape area compliance, the previous PUD applications and the current application proposed the exact same amount of landscape area, with the Planning Commission granting the reduced front landscape area with the 2016 and 2020 approvals. As such, it may be appropriate for the Commission to grant the applicant the same relief with the current request. The site plan depicts a compliant amount of tree plantings; however, the applicant should coordinate with staff to make sure that an appropriate amount of spacing is provided between any trees to be planted.

The site plan depicts an 8-foot building setback along the entire perimeter, but this is not accurate. If approved, the site plan should be revised to reflect that a 10-foot minimum building setback is required where the site abuts R-1 property and can be either 0-feet or 5-feet where abutting B-2. The alteration to the site plan may require the slight relocation of the dumpster and one building.

The site plan submitted shows a 6-foot high privacy fence around the entire perimeter of the site, thus providing a compliant residential buffer. It should be noted on the plan, if approved, that the buffer fence will be reduced to a height of 3-feet within the front setback.

As mentioned previously, a dumpster is depicted on the site. Notes are also provided stating that the dumpster will be connected to sanitary sewer and have a compliant enclosure. It should also be noted that the dumpster is proposed to be located in a water and sewer easement, and should be relocated. If approved, this information should be retained, with the dumpster located out of any setbacks or easements.

RECOMMENDATION

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for multiple buildings on a single building site;
- 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 the applicant is requesting reduced front landscaping area, but is proposing to provide almost five times the total minimum required landscape area;

- 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 the property was previously developed as multi-family housing;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the subject site was previously developed in a similar manner;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed layout will result in a significant amount of landscape area to be provided over what the Zoning Ordinance requires for the overall site; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new utilities or public services will be required to service the development.

Based upon the preceding, and with a waiver of the 60% front landscape area requirement of Section 64-4.E.3.a. to allow the landscape area as proposed, this application is recommended for Approval, subject to the following conditions:

- 1) annual renewal of the PUD to be required until such time as permits for the last phase have been issued;
- 2) revision of the site plan to correctly indicate a 10-foot minimum building setback where the site abuts R-1 property;
- 3) revision of the site plan to illustrate all buildings and the dumpster to be located outside of any required setbacks and easements, and retention of the note stating an enclosure and connection to sanitary sewer will be provided;
- 4) revision of the site plan to note that the 6-foot high privacy fence will be reduced to 3-feet high within the front setback;
- 5) full compliance with the frontage, perimeter and parking area tree requirements of the Zoning Ordinance, to be coordinated with staff;
- 6) compliance with site and parking area lighting;
- 7) compliance with Engineering Comments (*ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: 1. 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. 2. Retain NOTES #4 - #8, as shown on the PUD SITE PLAN drawing # X01, revision A dated 3-16-2020.*);
- 8) placement of a note on the Final Plat stating the 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.*);
- 9) compliance with 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.); and

- 10) *compliance with 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.).*
- 11) *submittal of a revised PUD site plan (hard copy and .pdf) prior to the issuance of building permits; and*
- 12) *compliance with all applicable codes and ordinances.*

Revised for the January 20, 2022 meeting:

The Commission heldover the applications from the December 16, 2021 meeting at the request of the City Council representative. No additional information was provided; therefore, the recommendation remains the same.

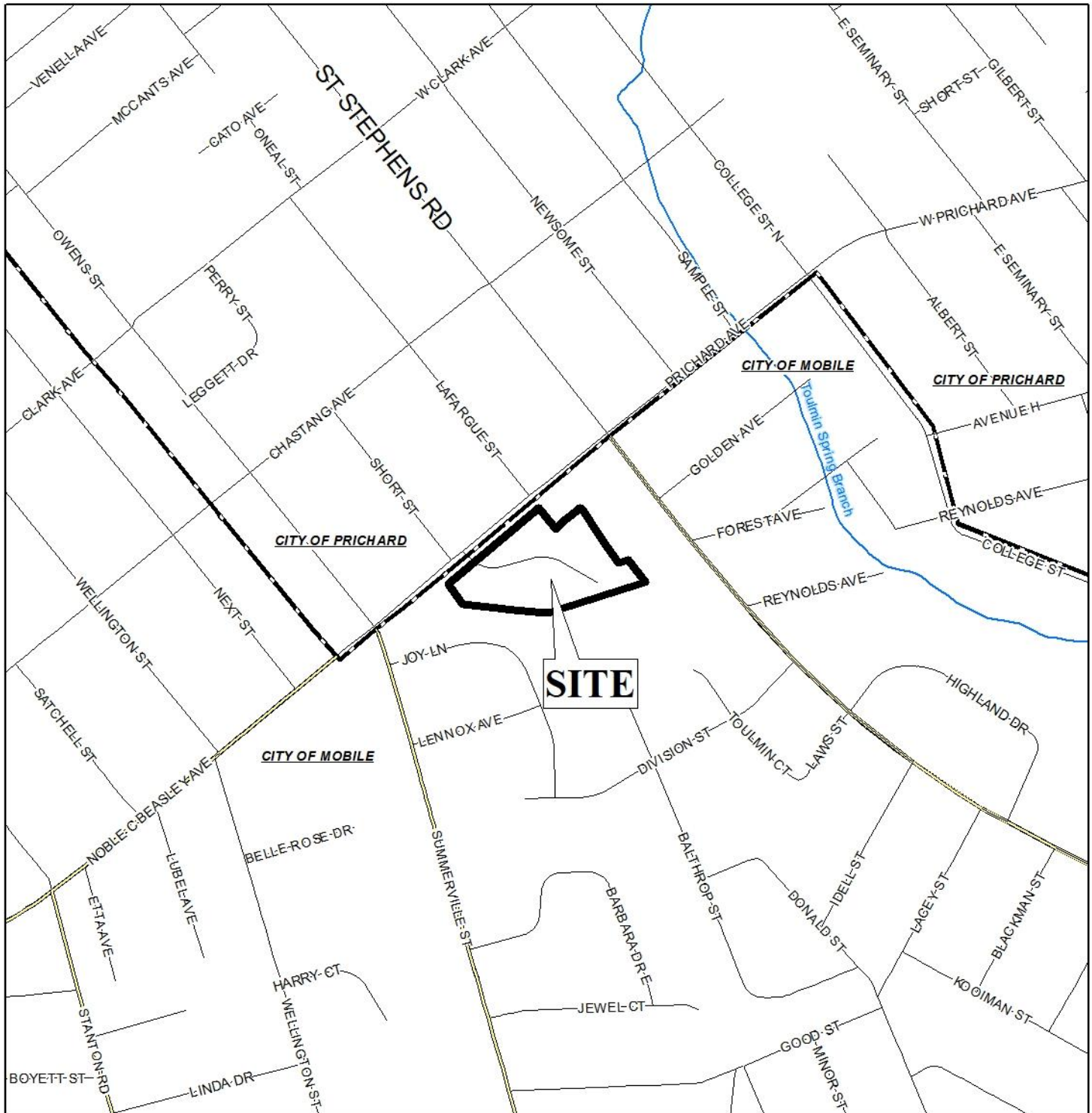
Planned Unit Development: *Staff recommends the following Findings of Fact for Approval of the Planned Unit Development:*

- a. *the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for multiple buildings on a single building site;*
- 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 the applicant is requesting reduced front landscaping area, but is proposing to provide almost five times the total minimum required landscape area;*
- 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 the property was previously developed as multi-family housing;*
- d. *the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the subject site was previously developed in a similar manner;*
- e. *the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed layout will result in a significant amount of landscape area to be provided over what the Zoning Ordinance requires for the overall site; and*
- f. *the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new utilities or public services will be required to service the development.*

Based upon the preceding, and with a waiver of the 60% front landscape area requirement of Section 64-4.E.3.a. to allow the landscape area as proposed, this application is recommended for Approval, subject to the following conditions:

- 1) annual renewal of the PUD to be required until such time as permits for the last phase have been issued;*
- 2) revision of the site plan to correctly indicate a 10-foot minimum building setback where the site abuts R-1 property;*
- 3) revision of the site plan to illustrate all buildings and the dumpster to be located outside of any required setbacks and easements, and retention of the note stating an enclosure and connection to sanitary sewer will be provided;*
- 4) revision of the site plan to note that the 6-foot high privacy fence will be reduced to 3-feet high within the front setback;*
- 5) full compliance with the frontage, perimeter and parking area tree requirements of the Zoning Ordinance, to be coordinated with staff;*
- 6) compliance with site and parking area lighting;*
- 7) compliance with Engineering Comments (ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: 1. 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. 2. Retain NOTES #4 - #8, as shown on the PUD SITE PLAN drawing # X01, revision A dated 3-16-2020.);*
- 8) placement of a note on the Final Plat stating the 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.);*
- 9) compliance with 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.); and*
- 10) compliance with 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.).*
- 11) submittal of a revised PUD site plan (hard copy and .pdf) prior to the issuance of building permits; and*
- 12) compliance with all applicable codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 4 DATE January 20, 2022

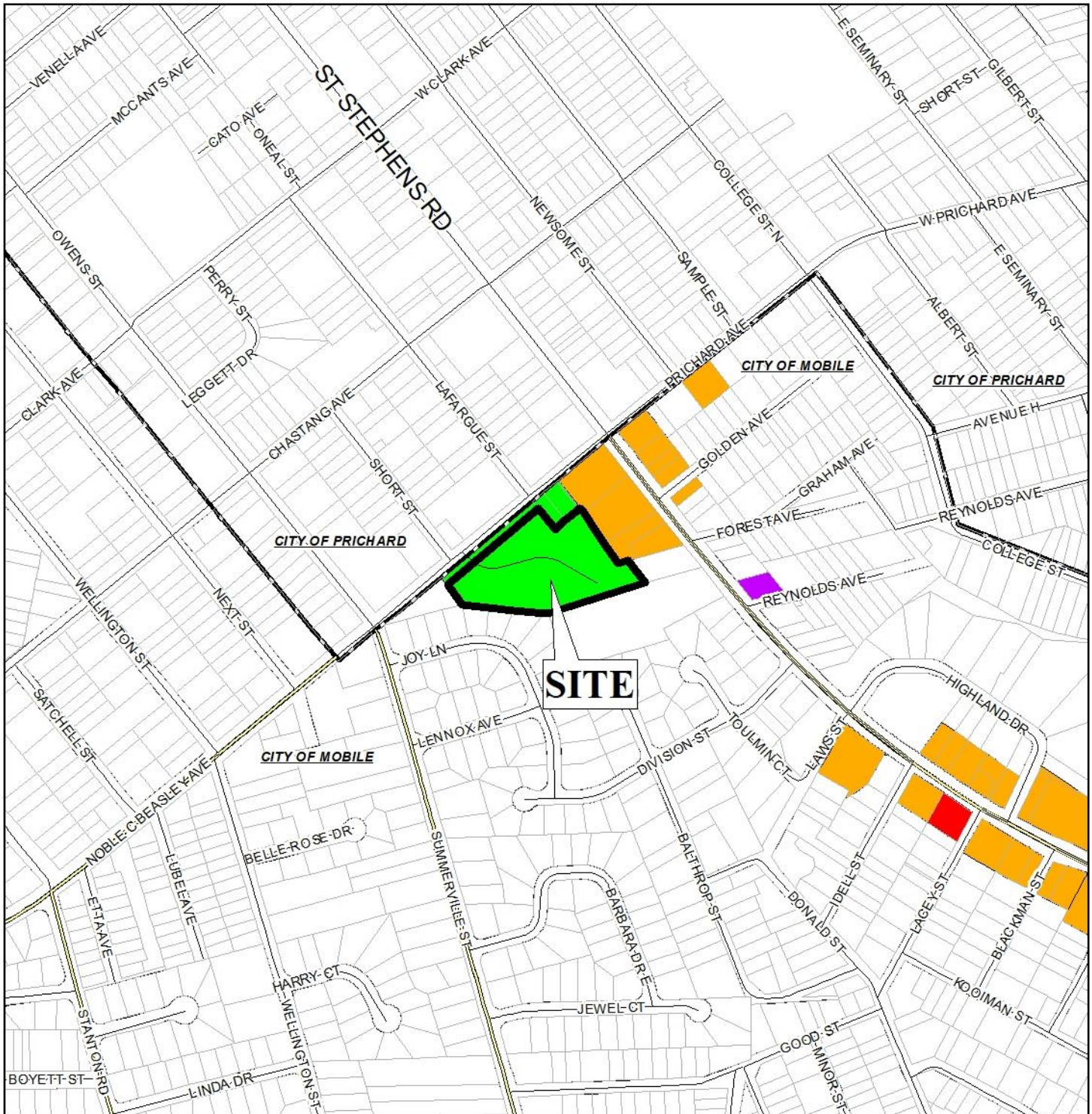
APPLICANT Nakia Isaac

REQUEST Planned Unit Development



NTS

LOCATOR ZONING MAP



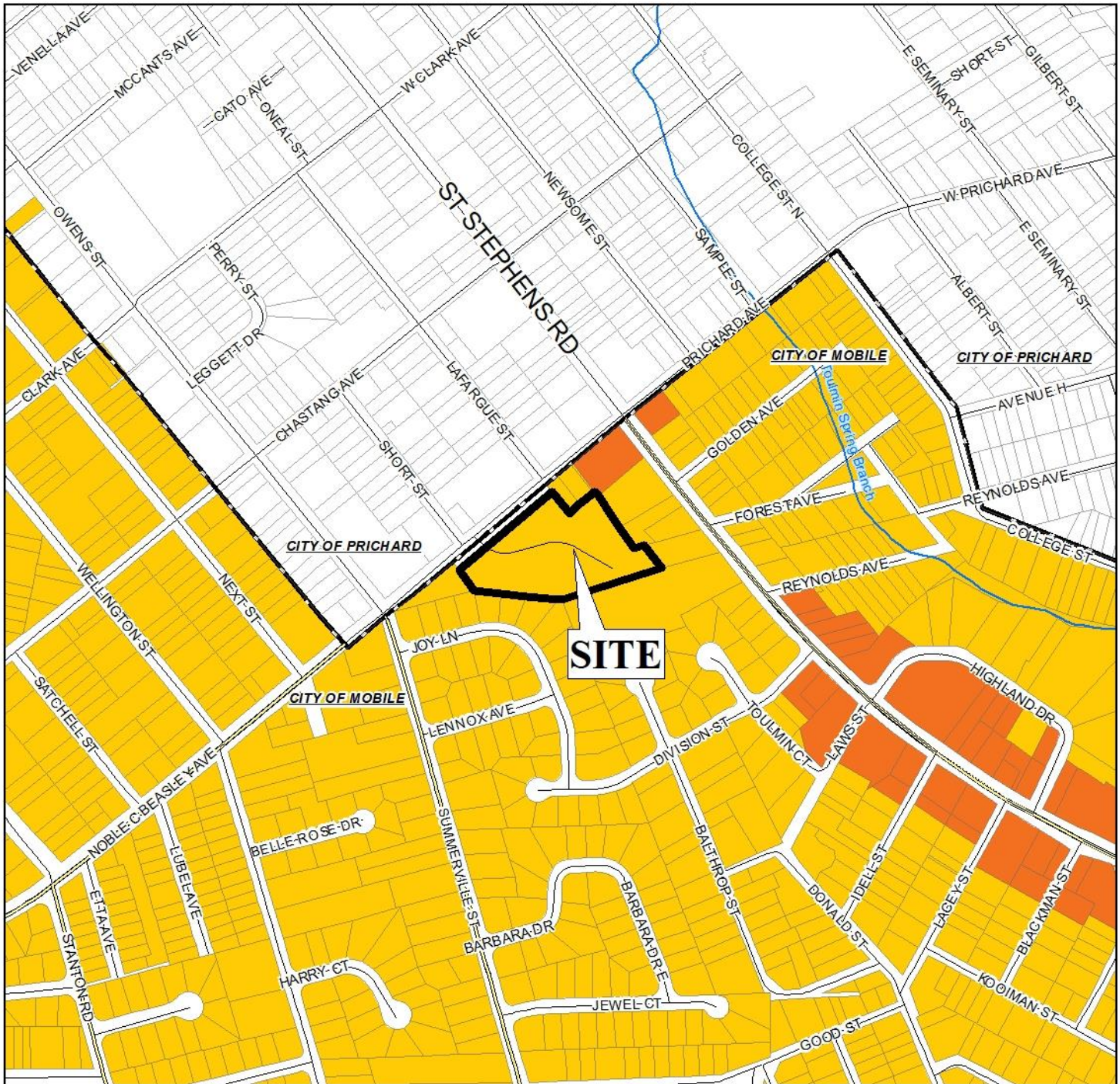
APPLICATION NUMBER 4 DATE January 20, 2022

APPLICANT Nakia Isaac

REQUEST Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE January 20, 2022

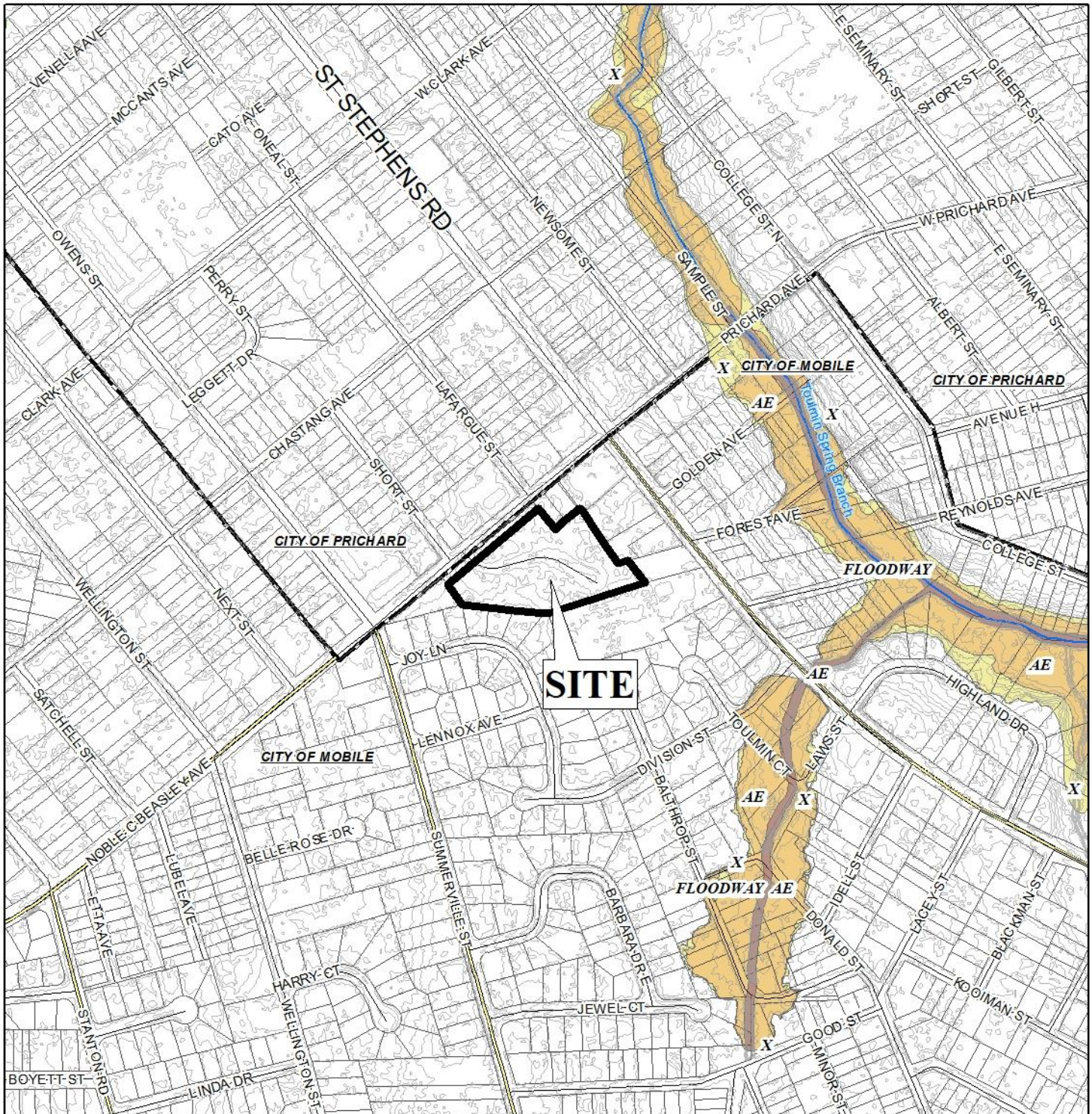
APPLICANT Nakia Isaac

REQUEST Planned Unit Development

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	



ENVIRONMENTAL LOCATOR MAP



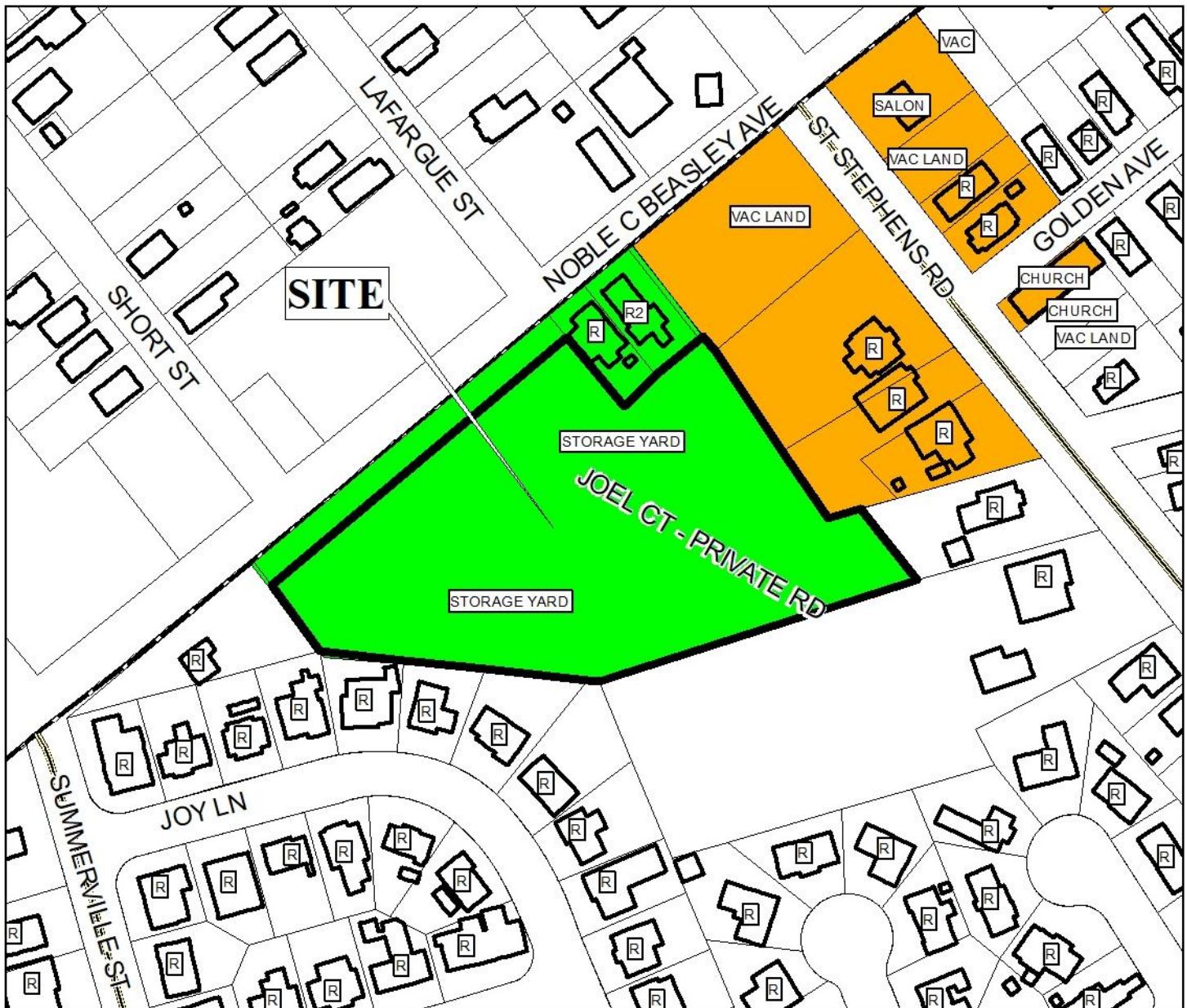
APPLICATION NUMBER 4 DATE January 20, 2022

APPLICANT Nakia Isaac

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 4 DATE January 20, 2022

APPLICANT Nakia Isaac

REQUEST Planned Unit Development

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

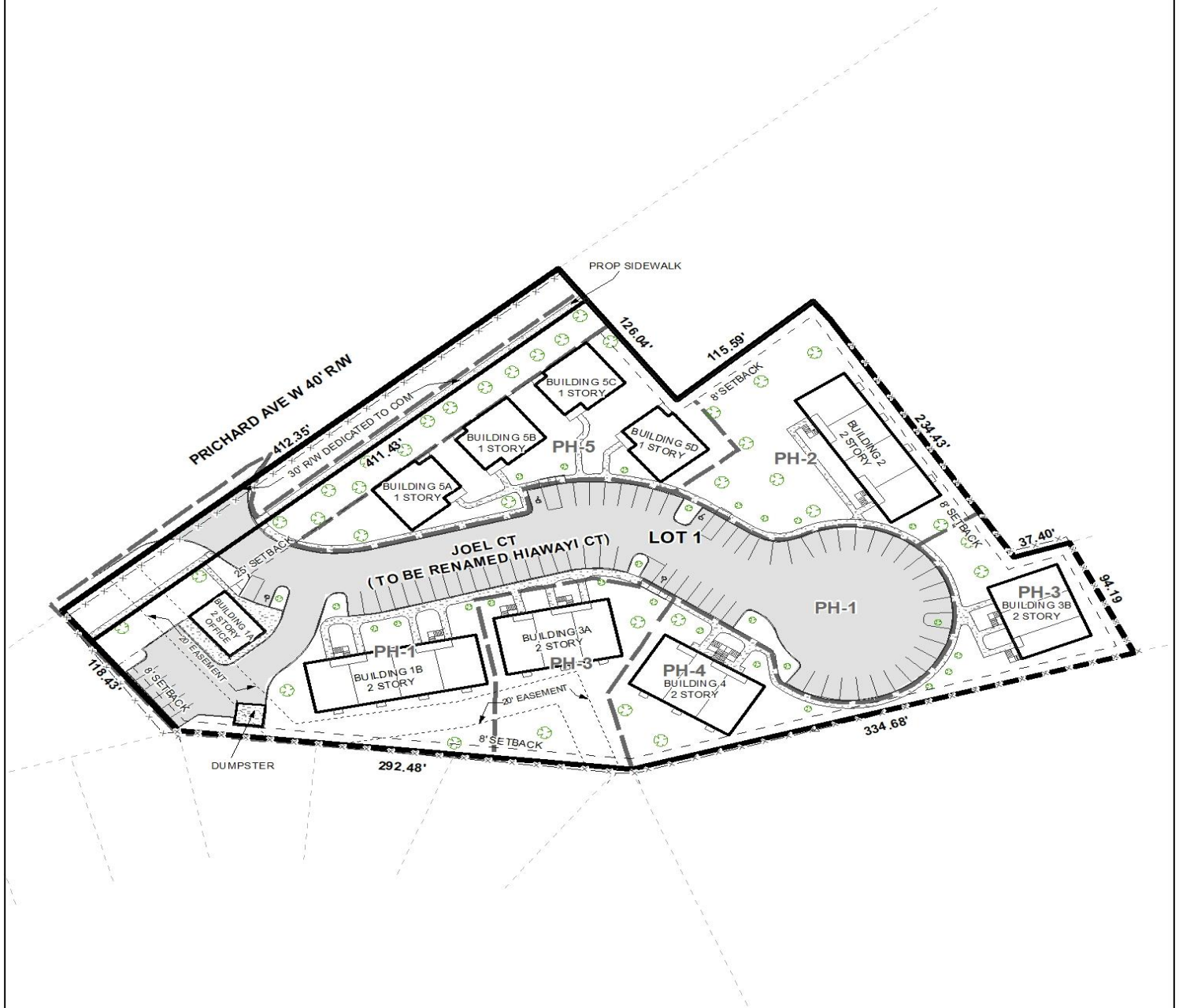


The site is surrounded by residential units.

APPLICATION NUMBER 4 DATE January 20, 2022
 APPLICANT Nakia Isaac
 REQUEST Planned Unit Development



SITE PLAN



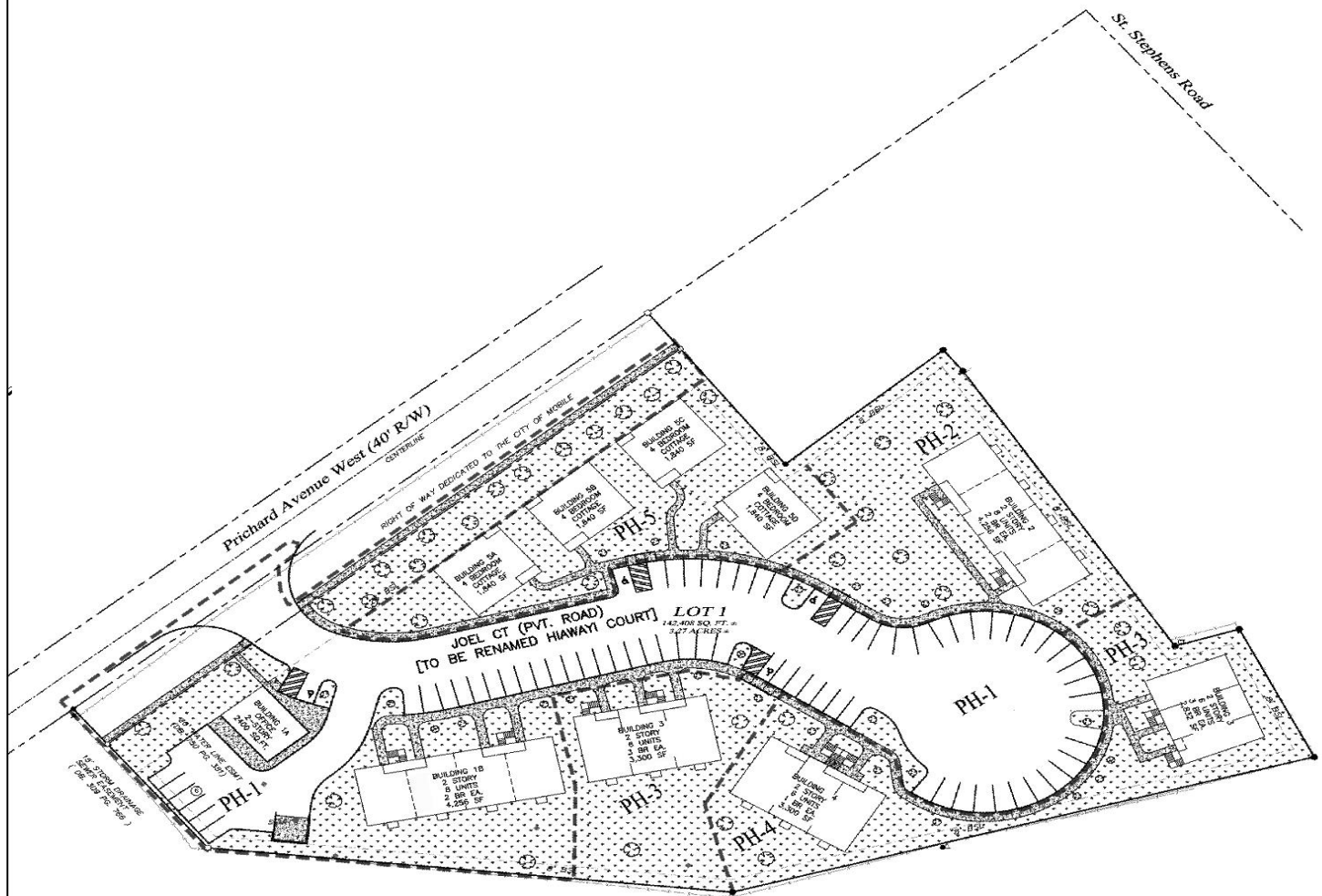
The site plan illustrates the proposed buildings, parking, setbacks, easements, and trees.

APPLICATION NUMBER 4 DATE January 20, 2022
 APPLICANT Nakia Isaac
 REQUEST Planned Unit Development



NTS

LANDSCAPE SITE PLAN



The site plan illustrates the proposed buildings, parking, and landscaping.

APPLICATION NUMBER 4 DATE January 20, 2022

APPLICANT Nakia Isaac

REQUEST Planned Unit Development

NTS