

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: May 19, 2016****DEVELOPMENT NAME**

Laura Zacher

LOCATION1006 ½ & 1008 Caroline Avenue
(North side of Caroline Avenue, 190'± West of Common Street).**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

1 Lot/0.16± Acres

CONTEMPLATED USE

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

**TIME SCHEDULE
FOR DEVELOPMENT**

None.

**ENGINEERING
COMMENTS**

The two (2) existing structures are located on a parcel that is addressed as 1008 Caroline Ave. The rear structure is listed as 1006 (1006½) on GIS database. The rear structure will need to be assigned a 911 address of 1008 since it is on the same parcel. Please contact the Engineering Department (208-6216) to discuss the options available (i.e. 1008A and 1008B Caroline Ave).

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 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).
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, paving, and all above ground structures, 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. 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.

4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to its existing curb cut, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 (State Act 2015-116 and City Code Chapters 57 and 64).

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).

REMARKS

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site.

The site is developed with two existing structures currently used as single-family dwellings, and was recently the subject of a one-lot Subdivision approval at the April 7, 2016 meeting of the Planning Commission, a condition of which was approval of a Planned Unit Development to allow multiple buildings on a single building site prior to any new construction. The applicant is proposing the construction of an addition to the existing Northern-most structure, thus requiring Planned Unit Development approval. Additionally, the aforementioned expansion of the Northern-most structure, as well as the existing structure toward the South property line, infringe on side yard setbacks; as a result, the applicant was required to obtain Board of Zoning Adjustment approval for a Side Yard Setback Variance, which was granted at the May 2, 2016 meeting of the Board pending completion of the aforementioned Subdivision. As such, Planned Unit Development approval will satisfy a condition of approval for the one-lot Subdivision as well as approval of a Side Yard Setback Variance.

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. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site plan illustrates two dwellings on the property: one 711± s.f. structure located near the South property line, and one 583± s.f. structure located near the North property line. The applicant proposes to construct a 404.8 s.f. addition to the West of the existing Northern-most structure. It should be noted that the structures and the proposed addition will remain less than 50% of the maximum building site coverage established by the Zoning Ordinance for B-2, Neighborhood Business Districts.

The applicant states that:

To whom it may concern:

The property located at 1006/1008 Caroline Avenue is zoned B-2. The property is being used as residential which allows 2 dwellings at this location. We are adding an addition to the rear residence of 10' x 40' and are not impacting current setbacks. The variance request is to allow this addition to the property. We also ask for variances on existing setbacks so the buildings remain in their locations. We have submitted a 1-Lot subdivision as part of this application as well and seek your approval.

As the applicant mentions, the property is zoned B-2, Neighborhood Business District, but it should be noted that dwellings are only allowed above the first or ground floor of buildings in B-2, Neighborhood Business Districts; and, considering both existing dwellings appear to be single level, they are not traditionally allowed by right. It is unknown when the existing structures were erected on the property, but Staff can verify their existence since at least 1960 using aerial photographs. As such, their uses as first or ground floor dwellings in a B-2, Neighborhood Business District, and on a single building site, may be considered non-conforming.

The site is within what the Map for Mobile Comprehensive Plan considers a Traditional Corridor neighborhood, wherein the intent for development includes:

- emphasis on retaining historic buildings and creating appropriate, denser infill development;
- encouraging mixed housing types including small, multi-family structures along the corridor;
- retail and neighborhood services at intersections;
- combining and closing driveways to create a continuous, pedestrian-friendly environment;
- accommodating auto, bicycle, transit, and pedestrian traffic; and
- denser mixed-used development, to include neighborhood services and residences above retail establishments.

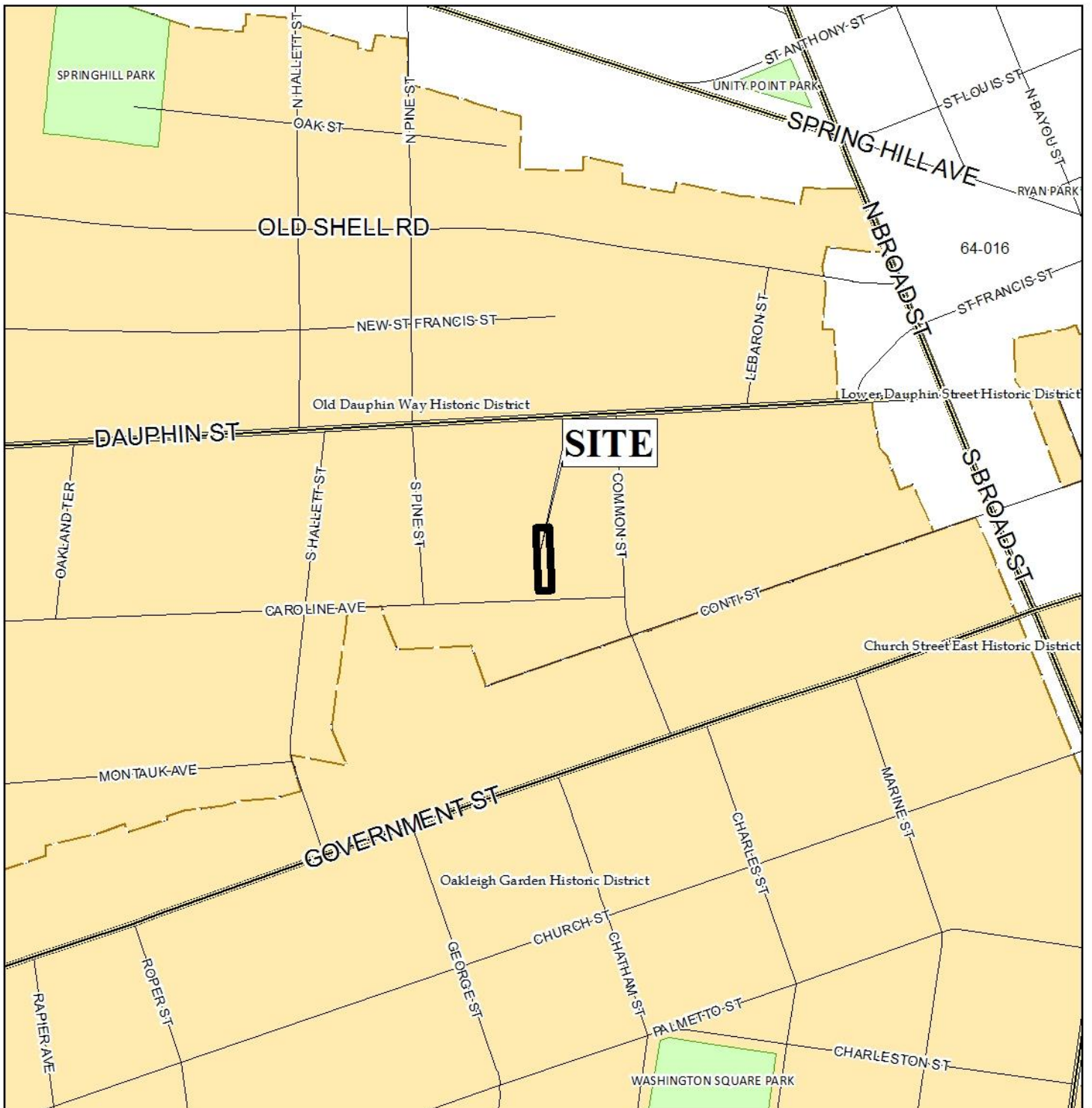
Considering the site is within an historic district and contains two historic structures, is characteristic of “mixed housing types,” and is surrounded by properties developed as Single-Family Residential sites that utilize detached garages as separate dwellings on a single building site, the proposed Planned Unit Development may reflect the character of the existing neighborhood as well as the development objectives of a Traditional Corridor neighborhood. As such, approval of this application may be appropriate.

RECOMMENDATION

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) acquisition of the appropriate land disturbance and building permits;
- 3) compliance with Engineering Comments: *(The two (2) existing structures are located on a parcel that is addressed as 1008 Caroline Ave. The rear structure is listed as 1006 (1006½) on GIS database. The rear structure will need to be assigned a 911 address of 1008 since it is on the same parcel. Please contact the Engineering Department (208-6216) to discuss the options available (i.e. 1008A and 1008B Caroline Ave). 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 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). 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, paving, and all above ground structures, 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) 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. 4) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 4) compliance with Traffic Engineering comments: *(Site is limited to its existing curb cut, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 5) compliance with 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 (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 6) compliance with 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).);* and
- 7) compliance with all applicable codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 4 DATE May 19, 2016

APPLICANT Laura Zacher

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 4 DATE May 19, 2016

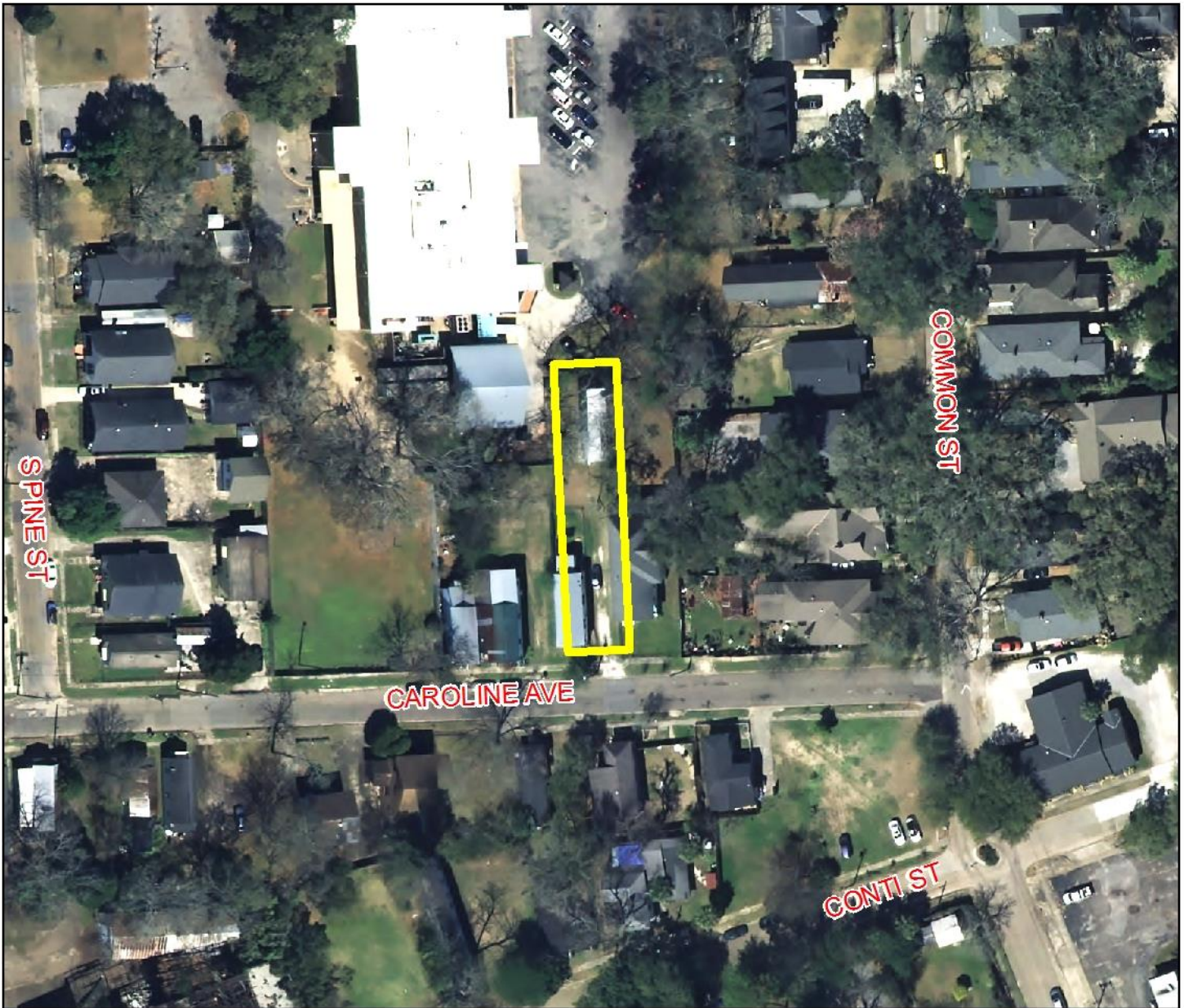
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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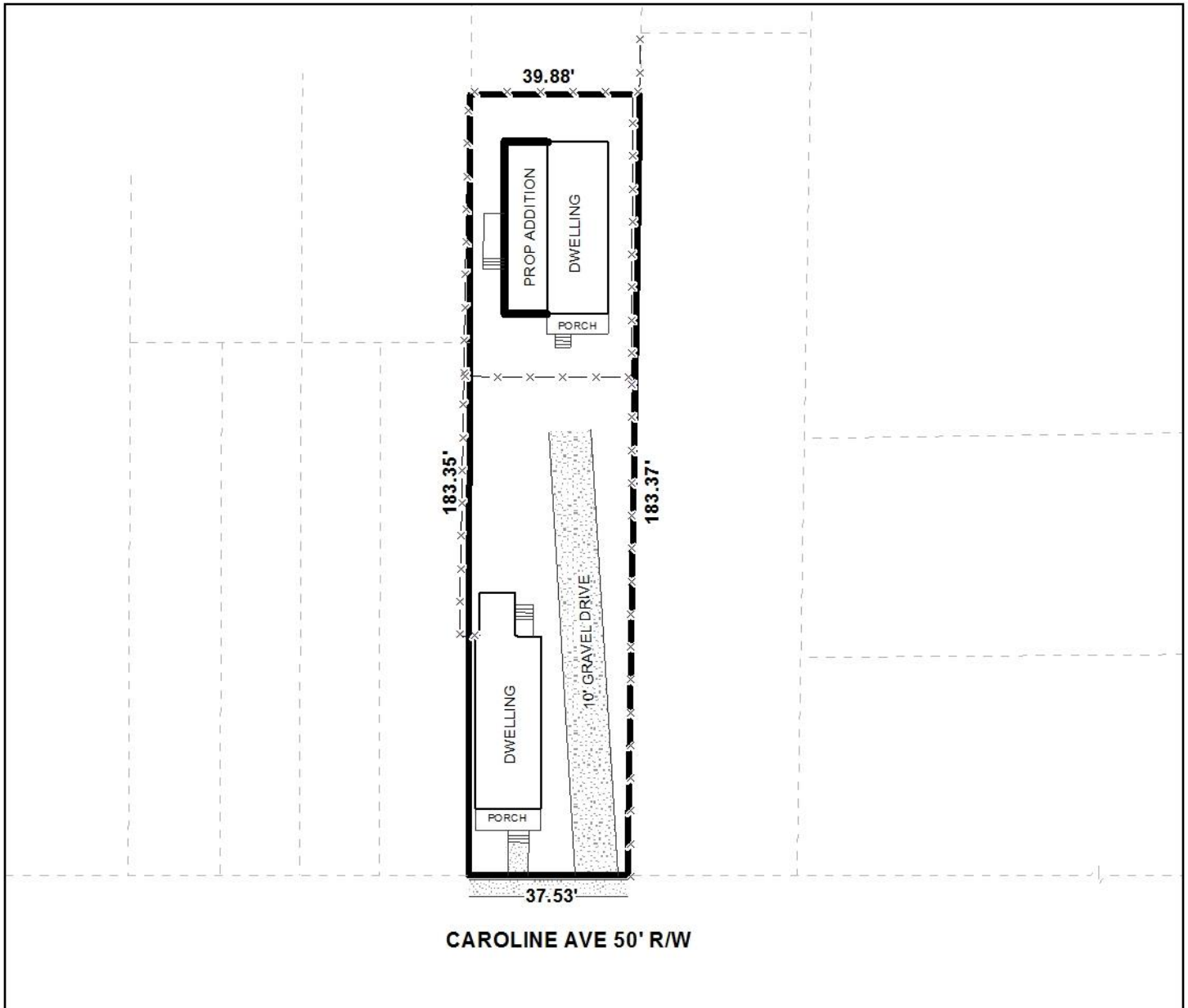
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SITE PLAN



The site plan illustrates the existing dwellings, the proposed addition, and fences.

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