

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 21, 2022**

<u>DEVELOPMENT NAME</u>	RGH Development (Charles Tisher, Jr. P.E., Agent)
<u>LOCATION</u>	186 Stanton Road (Southeast corner of Stanton Road and Oak Knoll Drive.)
<u>PRESENT ZONING</u>	B-1, Buffer Business District
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>AREA OF PROPERTY</u>	1 Lot / 3.9± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previous Planned Unit Development to allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately.
<u>ENGINEERING COMMENTS</u>	ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: <ol style="list-style-type: none">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 (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, <u>Storm Water Management and Flood Control</u>; the <u>City of Mobile, Alabama Flood Plain Management Plan</u> (1984); and, the <u>Rules For Erosion and Sedimentation Control and Storm Water Runoff Control</u>.4. 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.

5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Site is limited to driveways as shown on the approved PUD plan with 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 amend a previous Planned Unit Development to allow multiple buildings on single building site.

The site has been given a Mixed Density Residential (MxDR) land use designation within the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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 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.

Planned Unit Development (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.

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

The site was the subject of a PUD application which was approved at the Planning Commission's March 17, 2022 meeting. Since that approval, conversations between the applicant and the Fire Department have resulted in the need to make some changes to the proposed layout of the development, hence the application in hand.

As on the previous application, the applicant is proposing to construct a new multi-family development with a total of twenty (20), two-unit structures; four (4), one-unit structures; and an amenities building, for a total of 44 dwelling units. It should be noted that based on the size of the property, the site could have up to 107 dwelling units.

The applicant states the following:

This application is to form a PUD for one existing B-1 lot for the purpose of constructing multi-family and single family residential cottages. Upon obtaining the appropriate approvals and permits for this development, construction will begin immediately.

The Future Land Use Map depicts this area as Mixed Density Residential. This development meets the intent of the Future Land Use Map for this area by increasing the residential density and providing additional pedestrian amenities.

The site plan submitted shows the site will be accessed by a single driveway connecting to Stanton Road, with a gate. It should be noted that the site plan depicts the required queuing spaces between the proposed gate and the right-of-way. A second curb cut is depicted to the South of the site, and is depicted as an emergency exit only, and includes a gate. With 44 dwelling units and a 1,680 square foot amenities building proposed (increased from 1,050 square feet), the site is required to have a minimum of 72 parking spaces. The site plan submitted depicts a total of 4 standard parking spaces, 4 parallel parking spaces, as well as 18 “driveways” that are large enough to park one to four vehicles, for a total of 88 parking spaces. As the site will have more than 25 parking spaces, a photometric site plan will be required at the time of permitting.

The subject site abuts R-1, Single-Family Residential property to the North, West, and South and the site plan depicts a ten-foot buffer on the abutting property lines, with a compliant residential buffer in the form of a privacy fence that ranges from six-feet in height to eight-feet in height. The fence should be reduced to no more than three-feet in height within the required front 25-foot setbacks. This should be retained on the site plan, with a compliant height within the required setbacks, if approved.

The site plan depicts that the site will comply with front landscape area, total landscape area, and open space area required for the development. The site plan mentions that tree plantings will be coordinated with the Urban Forester to insure compliance. If approved, this note should be retained on the site plan.

A note on the site plan states that private trash service is to be provided for the development, with no dumpster on site. The previously approved plans proposed dumpsters to be provided. If approved, the note should be retained on the site plan.

A sidewalk is illustrated along Stanton Road and Oak Knoll Drive, and if approved, the sidewalk should be retained on the site plan.

The site plan submitted depicts a proposed freestanding sign located outside of the front 25-foot setback along Stanton Road. It should be noted that the leading edge of the sign can be as close

as 18-inches from the front property line. Furthermore, a sign permit is required prior to the installation of the proposed sign.

RECOMMENDATION

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 will allow 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), by allowing multiple buildings on a single building site;
- 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 applicant is proposing infill development in an existing urban area;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land) and Open space to encourage the provision of common open space through efficient site design), because the development is providing landscape area and open space above the minimum required standards;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development will utilize existing public infrastructure.

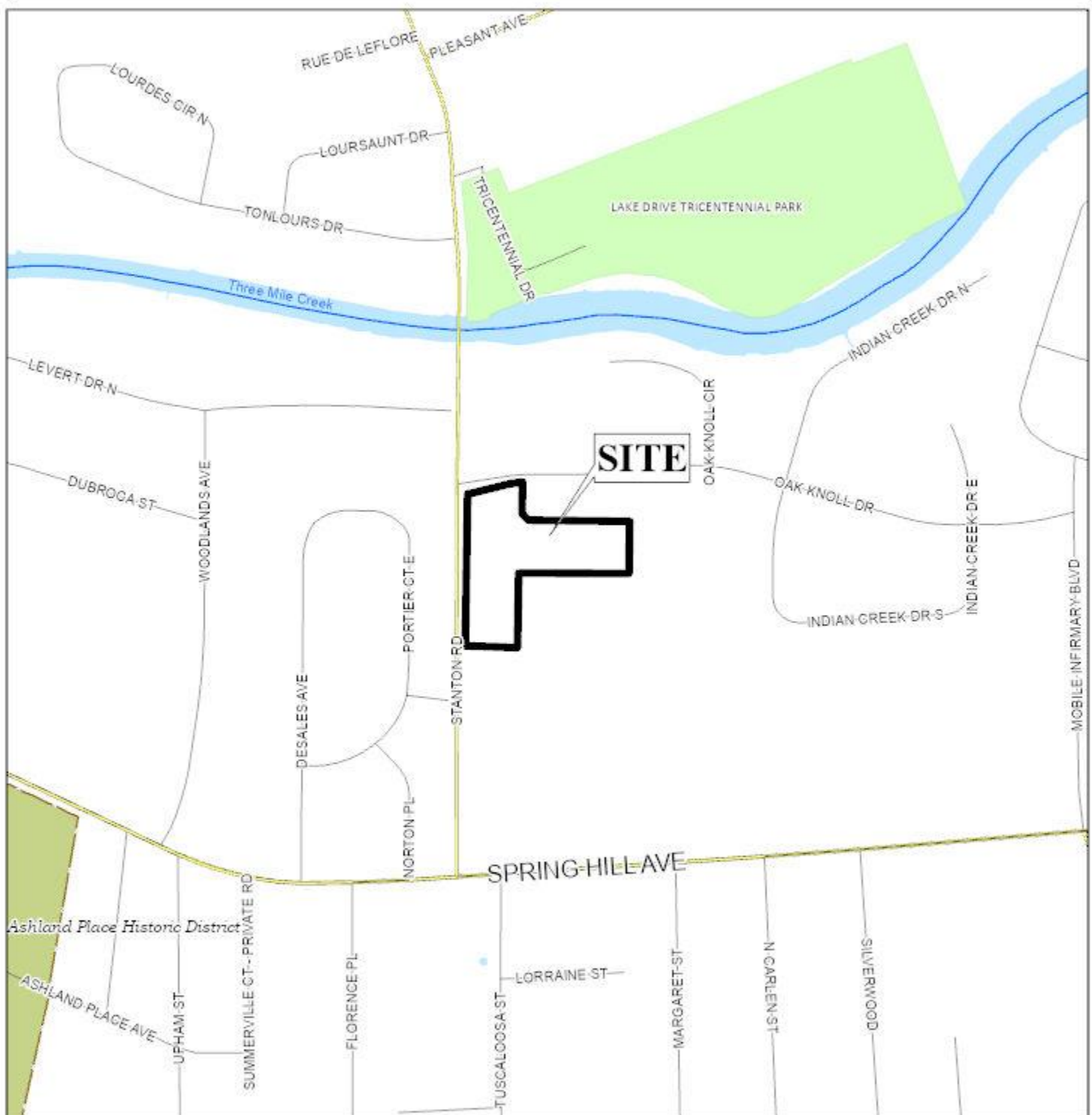
The Approval should be subject to the following conditions:

- 1) Retention of the note stating that private trash service will be provided for the development;
- 2) Retention of the residential buffer on the site plan, revised to be no taller than three-feet within the required front 25-foot setbacks;
- 3) Retention of the complaint queuing spaces for the entry gate;
- 4) Provision of a compliant photometric plan at the time of permitting;
- 5) Retention of the sidewalk along both Stanton Road and Oak Knoll Road;
- 6) Compliance with 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 (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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 7) Placement of a note on the site plan stating Traffic Engineering comments: (*Site is limited to driveways as shown on the approved PUD plan with 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.*);
- 8) 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 [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.*);
- 9) 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). 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,
- 10) Provision of a copy of the revised PUD site plan for review by the Planning and Zoning Department prior to the approval of any permits.

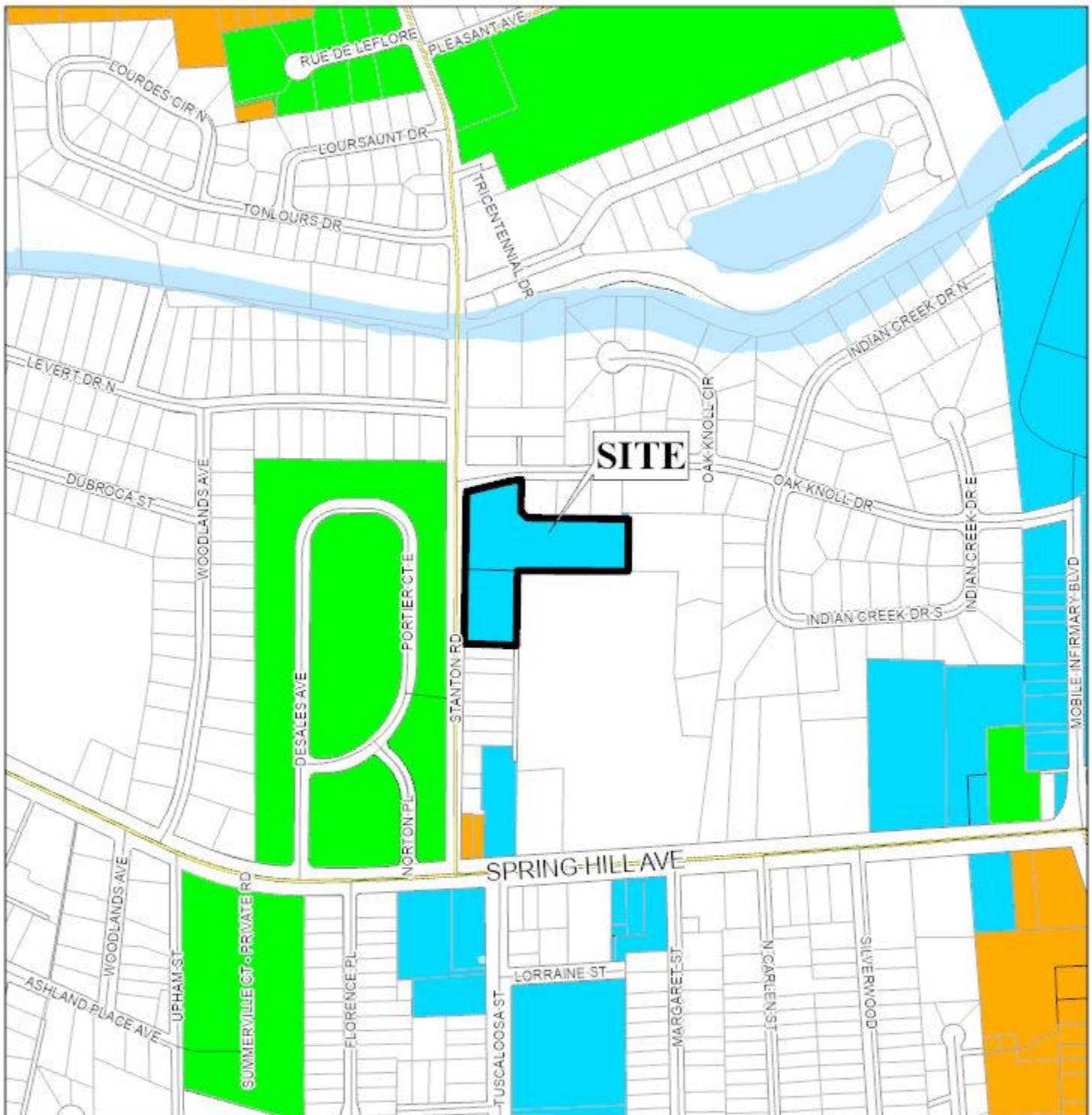
LOCATOR MAP



APPLICATION NUMBER 5 DATE July 21, 2022
APPLICANT RGH Development (Charles D. Tisher, Jr. P.E., Agent)
REQUEST Planned Unit Development



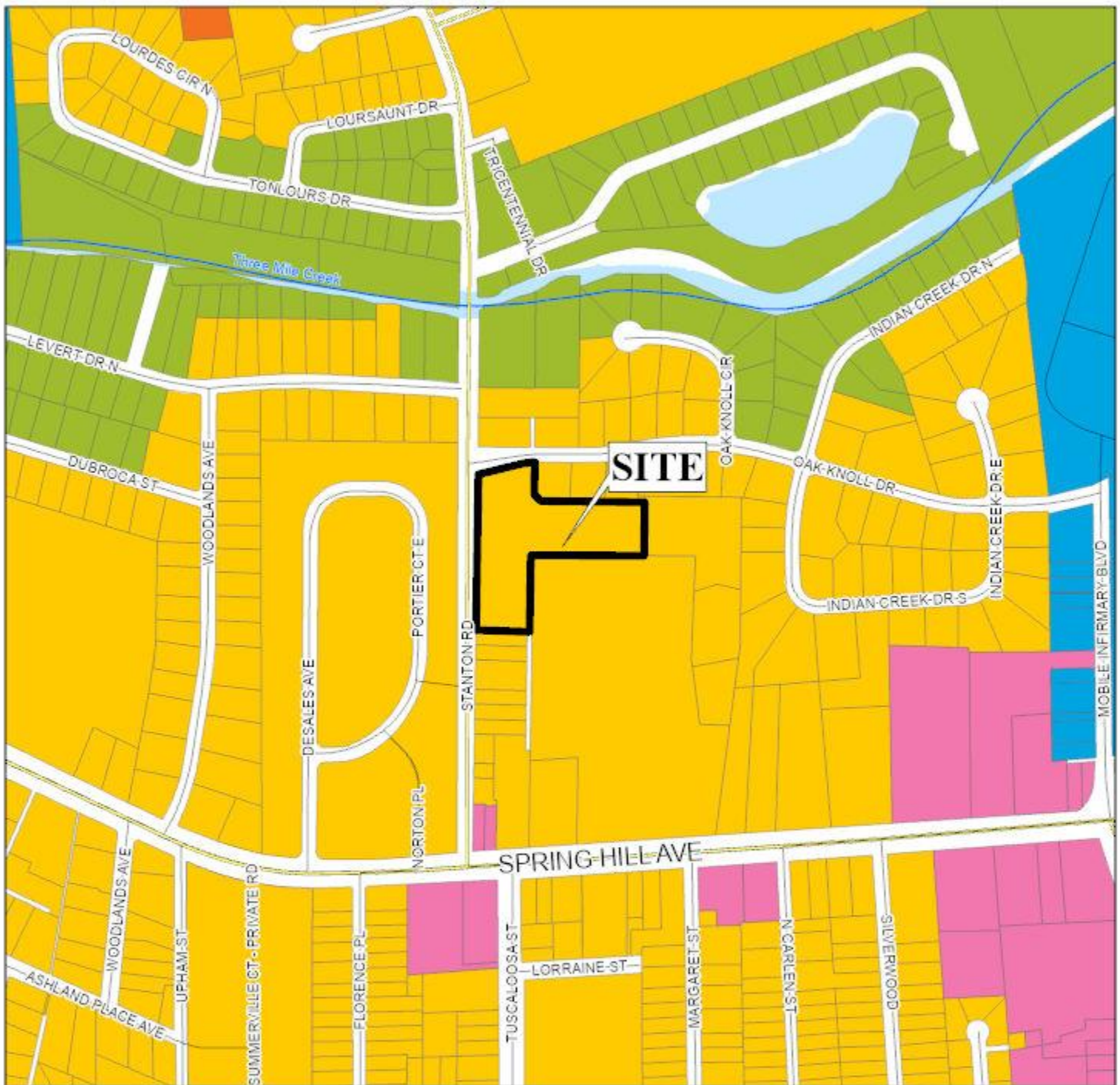
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



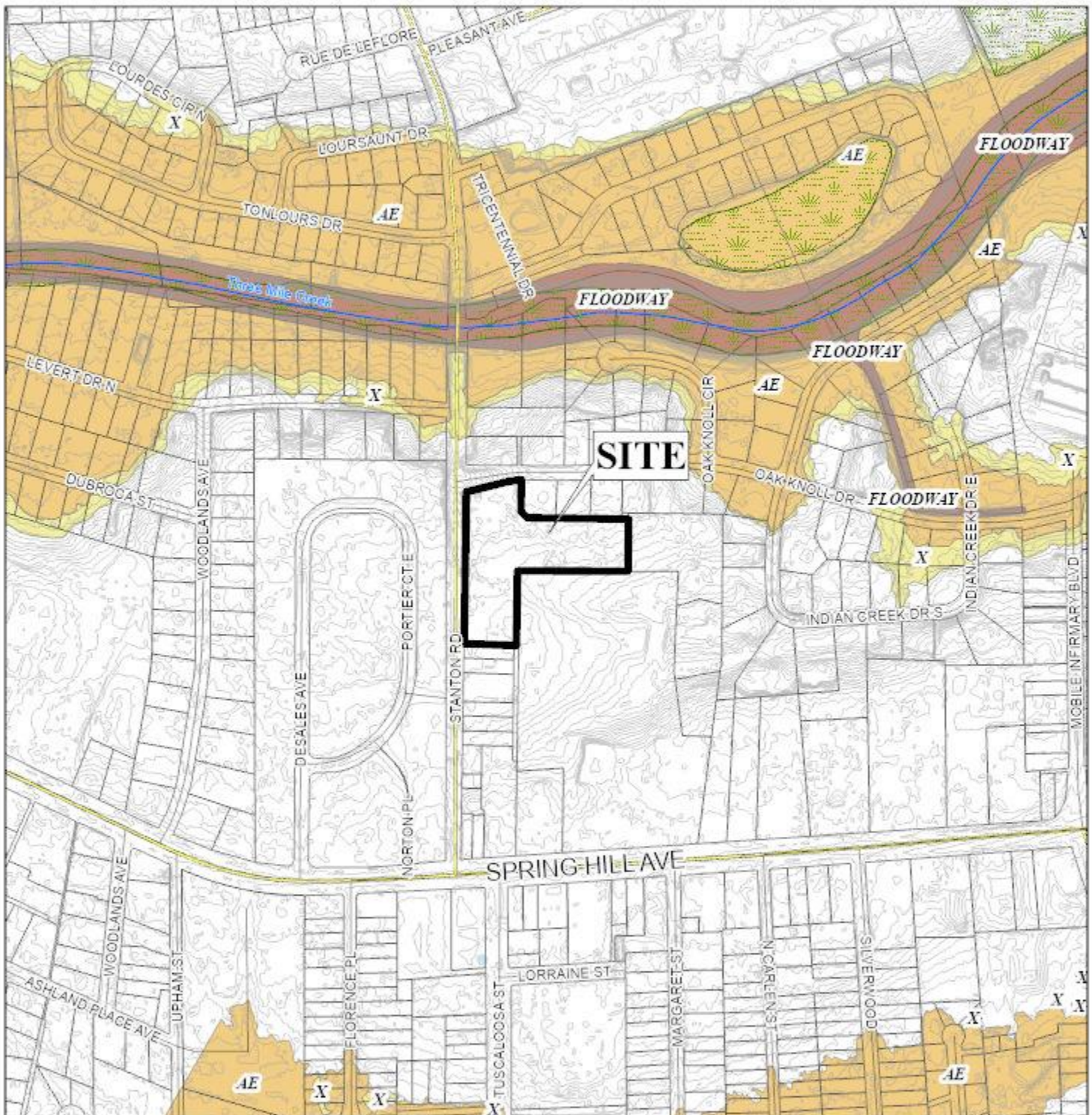
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Layer2

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 AERIAL



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