

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: November 5, 2015****DEVELOPMENT NAME**

Smith Memorial A.M.E. Church Subdivision

SUBDIVISION NAME

Smith Memorial A.M.E. Church Subdivision

LOCATION6501 Felhorn Road North
(Southwest corner of Felhorn Road North and Roslyn Drive West).**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY

1 Lot / 1.0 ± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow a reduced side yard setback and Subdivision approval to create one lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**REVISED ENGINEERING
COMMENTS**

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity.
- C. Add a note to the Plat stating that 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.
- D. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.

- E. Indicate the existing and proposed property lines of Lot 12, Block 37 Hillsdale Heights, 2nd Addition to clarify the 30' wide strip of property on the south side of this proposed subdivision.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- I. Provide an updated copy of the Final Plat along with the original when submitting for City Engineer signature.

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 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. 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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.

REVISED URBAN

FORESTRY COMMENTS Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development to allow a reduced side yard setback and Subdivision approval to create one legal lot of record. The applications were approved at the September 18, 2014 Commission meeting, along with a Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District. There is no time limit placed upon Planning Approvals.

The applicant has been working with the Planning Division to revise the site plans for the Planned Unit Development and Planning Approval which are conditions required to be met prior to signing the Final Plat for the Subdivision. The applicant states that additional time is required to meet those conditions. Revised site plans indicating the meeting of the approval conditions were recently submitted and accepted by staff, but the Final Plat cannot be signed until an extension of approval for the Planned Unit Development and Subdivision is approved. There have been no changes in conditions in the surrounding area that would affect the Subdivision and PUD as previously approved, nor have the changes to the Regulations affected the previous approval. However, there have been revised Engineering and Urban Forestry comments submitted for both applications. Therefore, the approval of both extensions should be subject to all previous conditions of approval plus the revised Engineering and Urban Forestry comments.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely. The Subdivision extension is subject to the following revised Engineering and Urban Forestry comments:

1) **REVISED ENGINEERING COMMENTS:**

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity.
- C. Add a note to the Plat stating that 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.
- D. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.

- E. Indicate the existing and proposed property lines of Lot 12, Block 37 Hillsdale Heights, 2nd Addition to clarify the 30' wide strip of property on the south side of this proposed subdivision.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- I. Provide an updated copy of the Final Plat along with the original when submitting for City Engineer signature.

2) REVISED URBAN FORESTRY COMMENTS:

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

Planned Unit Development: Based upon the preceding, it is recommended that the request for a one-year extension of the Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely. The Planned Unit Development extension is subject to the following revised Engineering and Urban Forestry comments:

1) REVISED 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 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. 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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

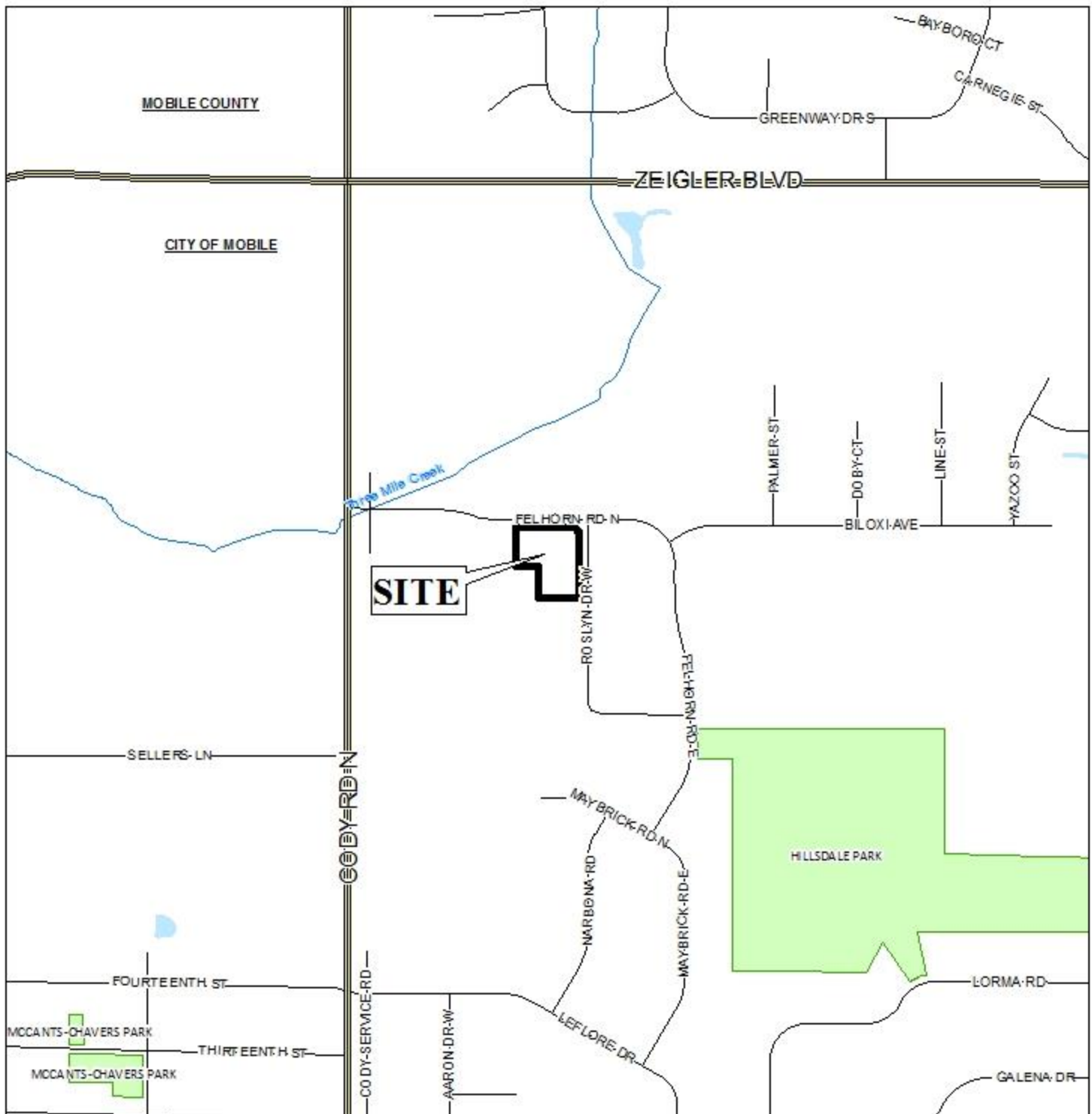
Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.

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

2) REVISED URBAN FORESTRY COMMENTS:

Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

LOCATOR MAP



APPLICATION NUMBER 5 DATE November 5, 2015

APPLICANT Smith Memorial AME Church Subdivision

REQUEST Subdivision, PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 5 DATE November 5, 2015

APPLICANT Smith Memorial AME Church Subdivision

REQUEST Subdivision, PUD, Planning Approval

 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



The site is surrounded by single family residential units.

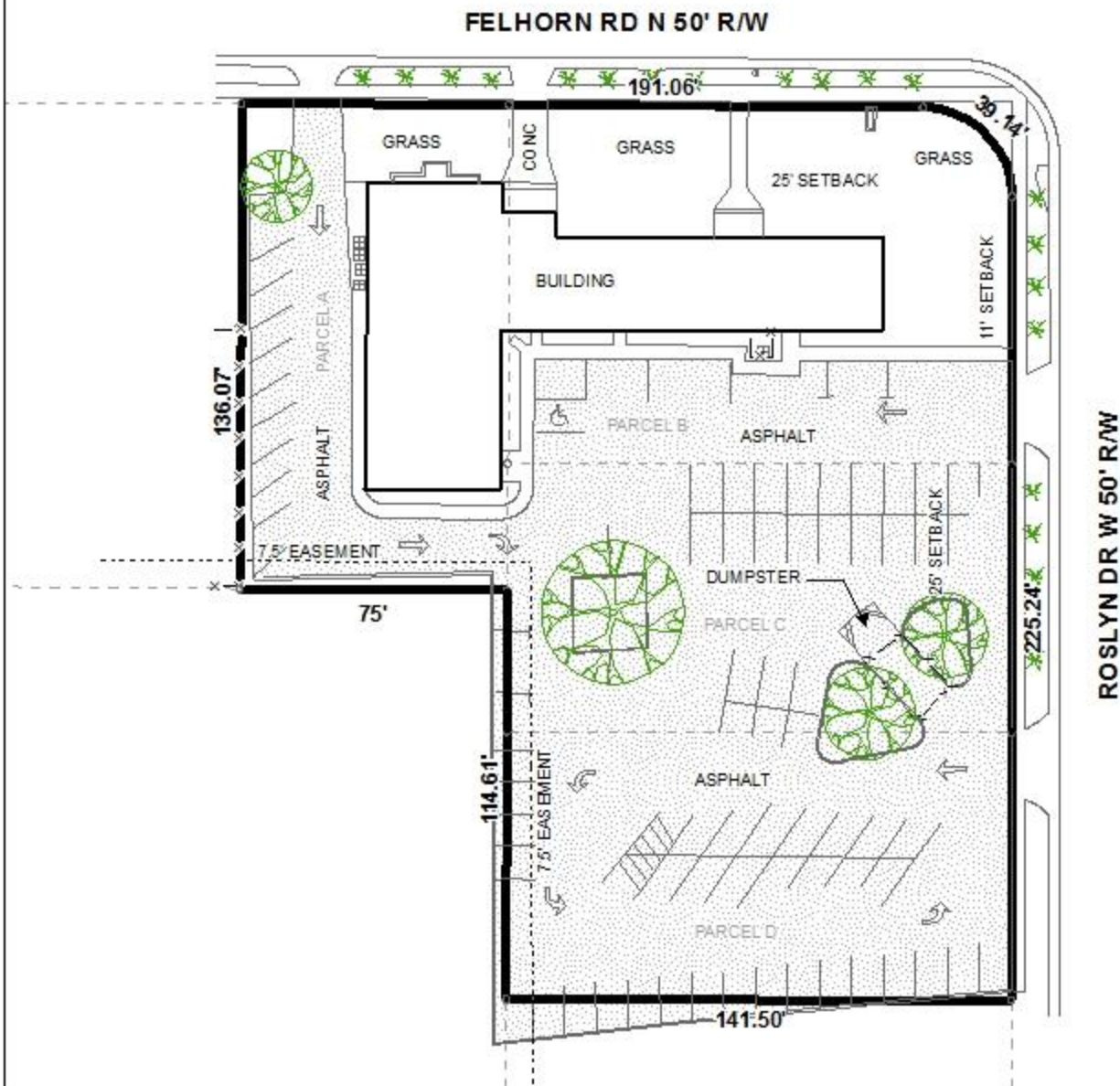
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REQUEST Subdivision, PUD, Planning Approval



EXISTING SITE PLAN



The site plan illustrates the existing building, parking, easement, and trees.

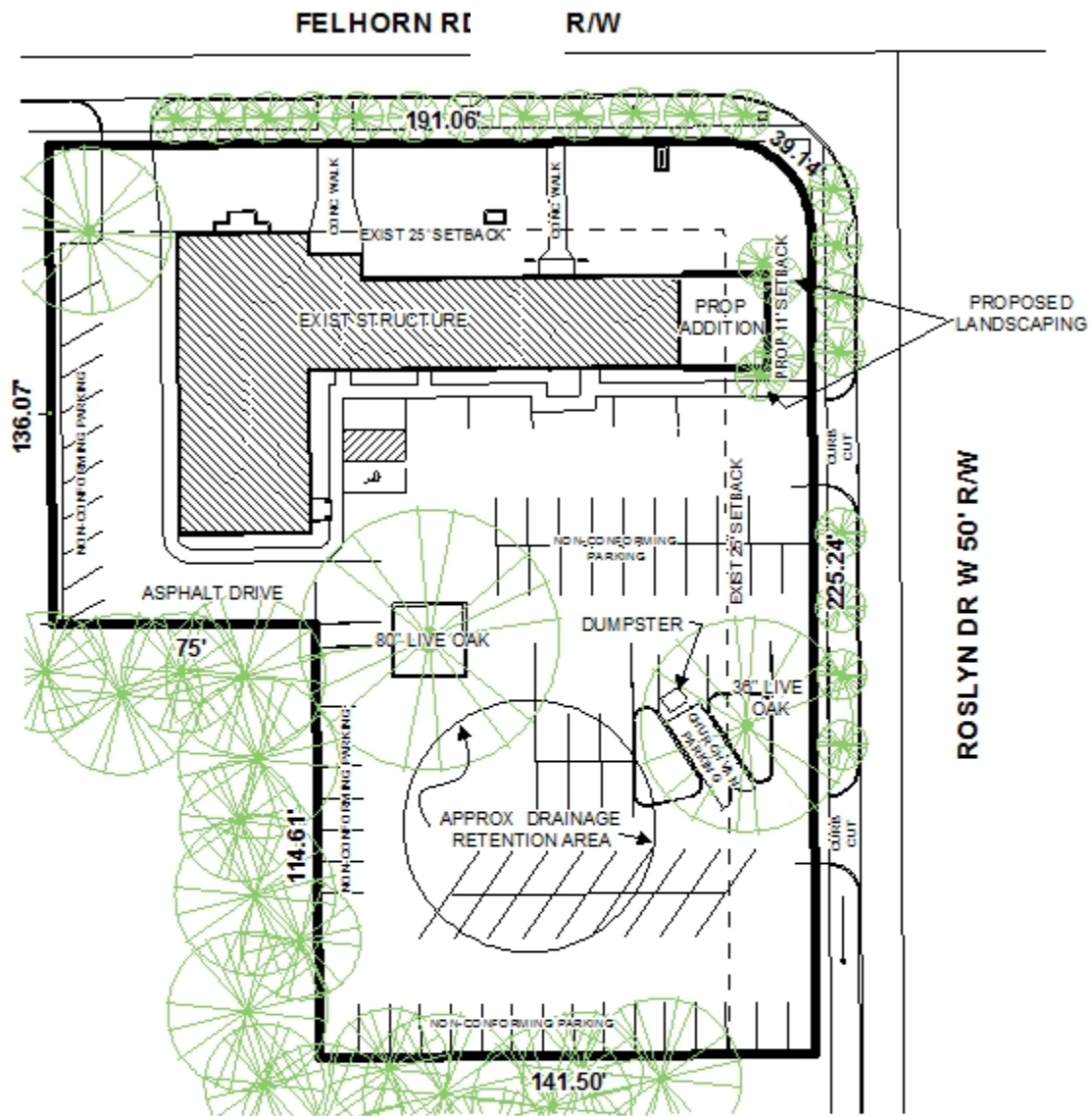
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REQUEST Subdivision, PUD, Planning Approval



PROPOSED SITE PLAN



The site plan illustrates the existing building, proposed building addition, existing and requested setback, parking, and trees.

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REQUEST Subdivision, PUD, Planning Approval

