

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: October 17, 2019**

<u>NAME</u>	Addison Woods Subdivision, Resubdivision of
<u>SUBDIVISION NAME</u>	Addison Woods Subdivision, Resubdivision of
<u>LOCATION</u>	3450 Girby Road (North side of Girby Road 160'± East of Hillcrest Road)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	38 Lots / 16.3± Acres
<u>TIME SCHEDULE</u>	None provided

**ENGINEERING
COMMENTS**

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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- D. 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.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- F. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.

- H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

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

TRAFFIC ENGINEERING**COMMENTS**

Each Access is limited to an approved PUD site plan, with any modifications to size, location or 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 (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 Subdivision approval to create 38 legal lots of record from three legal lots and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private subdivision with reduced setbacks and increased site coverage.

The site first came to the Planning Commission at its June 1, 2017 meeting for a three lot Subdivision; Rezoning from B-1, Buffer Business District and B-3, Community Business District to B-1; and a Planned Unit Development to allow multiple buildings on a single building site. At the Planning Commission's September 6, 2018 meeting, the site came back to revise the PUD due to a proposed change in building layout. The applicant now wishes to combine the three lots into a 38 legal lots of record, each with a single residence (except Lot 38 which is proposed to remain undisturbed); reduced lot sizes, reduced front and side yard setbacks, and a private street are also proposed.

The site has been given a Low Density Residential 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.

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.

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 should be noted that Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 applicant provided the following statement regarding the requests:

This PUD Application is being submitted concurrently with a Subdivision Application to re-subdivide previously recorded Addison Woods. The applicant is requesting that it be a private subdivision with variance for lot size and building setbacks as shown on the accompanying plat. The property owner will be responsible for the maintenance of the street, storm water collection and detention.

The previous PUD application proposed 29 garden homes with a clubhouse and associated parking for a community restricted to individuals 55 years and older. The current application proposes 37 garden homes, and does not mention age restrictions. The submitted site plan illustrates a dumpster and a mail kiosk to serve the development, rather than each dwelling having its own mail box and trash cans. The applicant also proposes either a six foot high masonry wall or privacy fence near the entrance to the development, setback 25± feet from Girby Road.

Also, the site plan indicates that a 6' tall privacy fence is required on the East property line where the site abuts B-2, Neighborhood Business District and R-3, Multi-Family Residential District; both of which are developed as apartment complexes. It should be noted that due to the proposed development consisting of single family dwellings, as opposed to the previous commercial development, the subject site is no longer required to provide a residential buffer for these properties. There is also a note stating that a privacy fence is not required due to dense vegetation along the North property line where the site abuts an R-3, Multi-Family Residential District that is developed with the Connie Hudson Senior Community Center. This note is also unnecessary, unless desired by the applicant.

The site has frontage on two streets that are part of the Major Street Plan: Hillcrest Road and Girby Road. Each proposed major street requires a minimum right-of-way width of 100 feet, and it appears that the right-of-way for Hillcrest Road meets the minimum requirements. The right-of-way width of Girby Road is labeled as 80 feet on the preliminary plat; however, dedication to provide 50' from the centerline of Girby Road was done at the time of recording for the previous Subdivision. Therefore, if approved, the Final Plat should be revised to reflect this previous dedication.

As the site has proposed common areas, both the preliminary plat and the site plan have notes stating that the maintenance of them is the responsibility of the property owners. If approved, this note should be retained on the Final Plat. However, there is a note on the preliminary plat stating that the proposed "Lot 38 consists of the property within wetlands and is to remain undisturbed." If the area is to remain undeveloped, it may be better to either combine it with the adjacent common areas, or to rename it as a "Preservation Area", to insure it will not be sold for development.

The preliminary plat depicts 34 of the proposed lots will be less than the minimum required lot size of 7,200 square feet, with lot sizes ranging from 4,393 square feet to 6,742 square feet. Additionally, 29 lots are less than 60 feet wide. Due to the reduced size of the lots, the applicant is requesting that the front and rear setbacks be reduced, and that the maximum allowable site coverage be increased. Tables are provided on the PUD site plan with the proposed setbacks and site coverage. The B-1 zoning of the property allows a 45% maximum site coverage; the applicant is proposing 21 different site coverages ranging from 20.8% to 56.6% - the applicant should reconsider this approach and, perhaps, simplify the criteria. If approved, this information should be provided on the Final Plat as well. Similarly, there is a table on the preliminary plat with the lot sizes, which should be placed on the PUD site plan, if approved.

Minimum Building Setbacks (feet)			
Lot	Front	Rear	Side
1-13	5	20	5
14-18	5	18	5
19-22	5	20	5
23-24	5	15	5
25	5	20	5
26	5	15	5
27-37	5	20	5

Building Site Coverage					
Lot	Coverage	Lot	Coverage	Lot	Coverage
1-13	56.5%	22	55.7%	29	47.4%
14	51.3%	23	47.5%	30-32	56.5%
15	50.4%	24	50.4%	33	54.0%
16	53.2%	25	20.8%	34	53.3%
17	55.1%	26	29.7%	35	53.5%
18	54.4%	27	31.2%	36	54.0%
19-21	56.5%	28	34.3%	37	51.5%

The proposed private street appears to have a non-compliant right-of-way. Section VIII.E.2.c. of the Subdivision Regulations requires that private streets have a minimum right-of-way of 50 feet, and the plat depicts a 40 foot right-of-way. The right-of-way width should be revised to be the minimum required width. This may be achieved by shifting the lots on the West side of the street further to the West. This may result in the rear yards of some lots containing wetlands, but should not impact the buildable area.

Section VIII.E.2. has several other requirements that need to be addressed. First, the plat is required to have utility easements acceptable to the appropriate provider of utility services within the Subdivision, and there are none depicted. Second, the Final Plat should contain a note stating that the street is privately maintained and not dedicated to the public. Next, a note is required on the Final Plat stating that if the street is not constructed and maintained to City standards that 100% of the cost of the improvements will be assessed to the property owners (it should be noted that if the street is developed with a 40 foot right-of-way, it would not be eligible for City maintenance). Finally, a letter sealed by either a registered land surveyor or civil engineer must be submitted at the time the required seven copies of the Final Plat, stating that all of the requirements of Section VIII.E.2. of the Subdivision Regulations have been met.

RECOMMENDATION

Subdivision: The Subdivision request is recommended for Holdover to the November 21st meeting, with revisions due by October 31st to address the following:

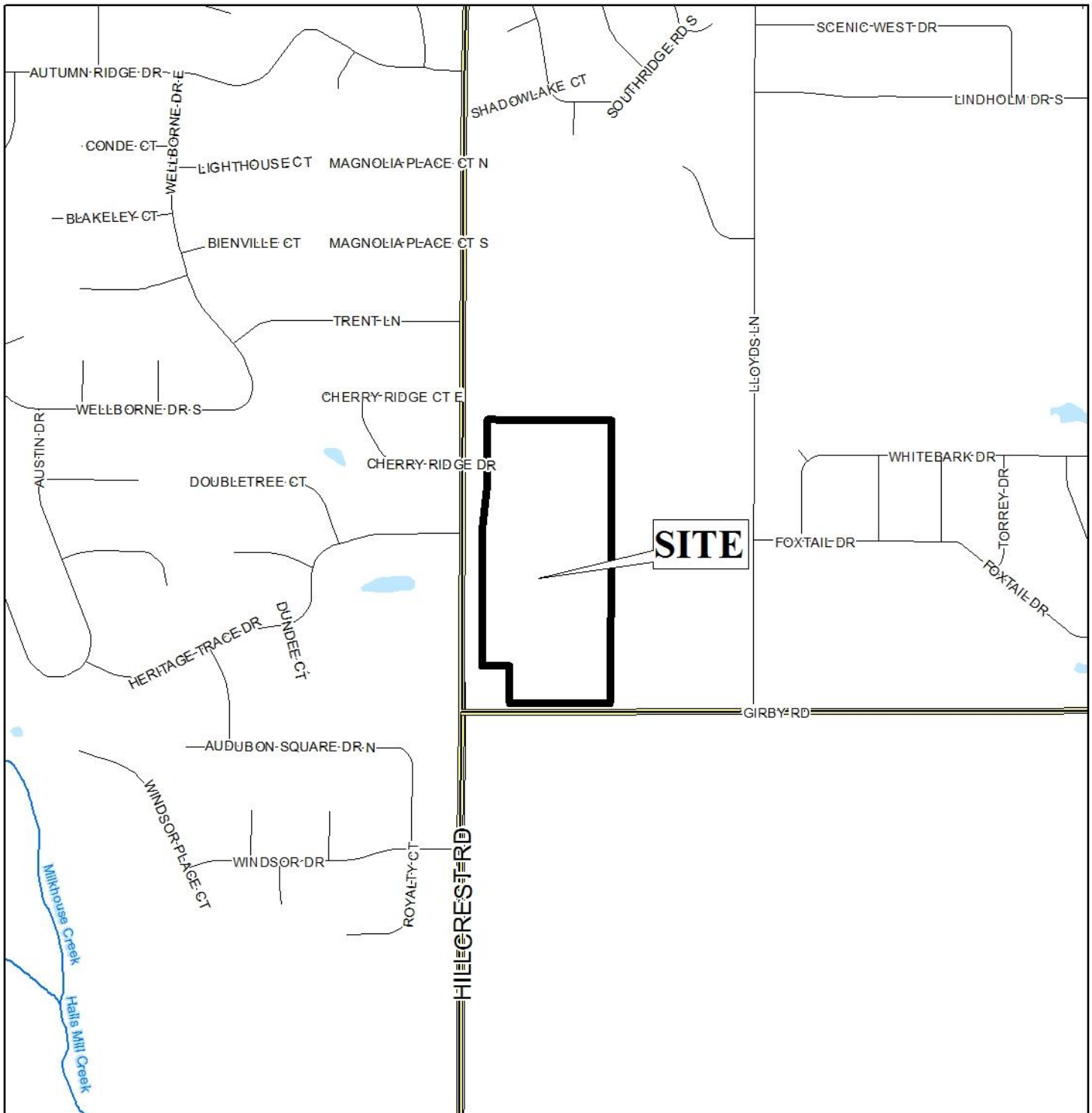
- 1) Revision of the site coverage table to simplify the request;

- 2) Revision of the plat to include the setback and site coverage tables provided on the PUD site plan;
- 3) Revision of the plat to provide a minimum 50 foot wide right-of-way for the proposed private road;
- 4) Changing the proposed Lot 38 to either a Common Area or a Preservation Area;
- 5) Revision of the plat to include utility easements acceptable to the appropriate provider of utility services within the Subdivision;
- 6) Placement of a note stating that if the street is not constructed and maintained to City standards that 100% of the cost of the improvements will be assessed to the property owners, if dedicated to the City;
- 7) Revision to accommodate any other requirements of Section VIII.E.2. of the Subdivision Regulations;
- 8) Revision of the plat to reflect the previous dedication made along Girby Road; and
- 9) Address if the development will remain age restricted.

Planned Unit Development: The Planned Unit Development request is recommended for Holdover to the November 21st meeting, with revisions due by October 31st to address the following:

- 1) Revision of the site coverage table to simplify the request;
- 2) Revision of the site plan to include the lot size table provided on the preliminary plat;
- 3) Revision of the plat to provide a minimum 50 foot wide right-of-way for the proposed private road;
- 4) Changing the proposed Lot 38 to either a Common Area or a Preservation Area;
- 5) Revision of the site plan to include utility easements acceptable to the appropriate provider of utility services within the Subdivision;
- 6) Placement of a note stating that if the street is not constructed and maintained to City standards that 100% of the cost of the improvements will be assessed to the property owners, if dedicated to the City;
- 7) Revision to accommodate any other requirements of Section VIII.E.2. of the Subdivision Regulations;
- 8) Revision of the site plan to reflect the previous dedication made along Girby Road; and
- 9) Address if the development will remain age restricted.

LOCATOR MAP



APPLICATION NUMBER 10 DATE June 1, 2017

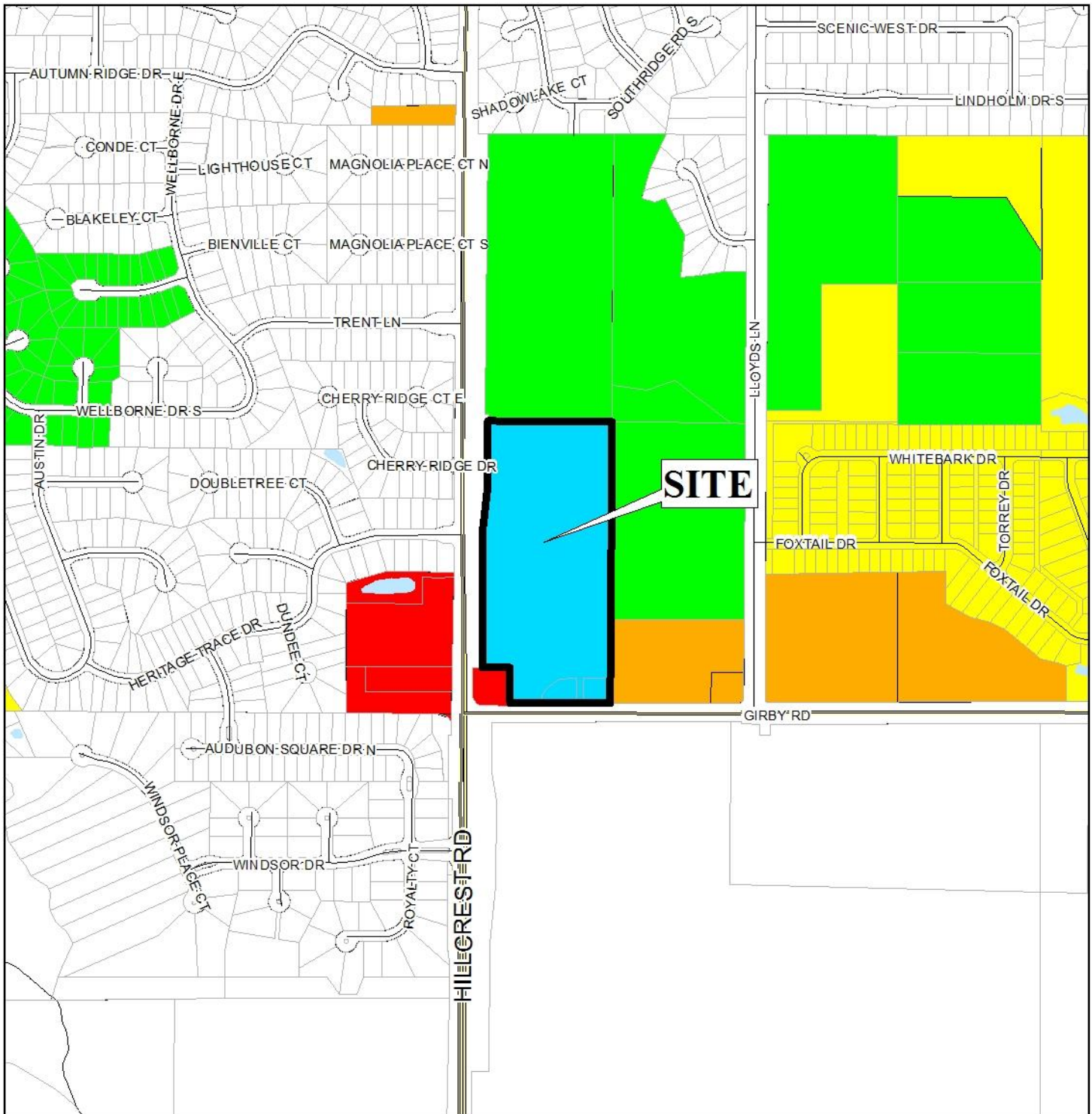
APPLICANT Addison Woods Subdivision

REQUEST Subdivision, PUD, Rezoning from B- and B-3 to B-1



NTS

LOCATOR ZONING MAP



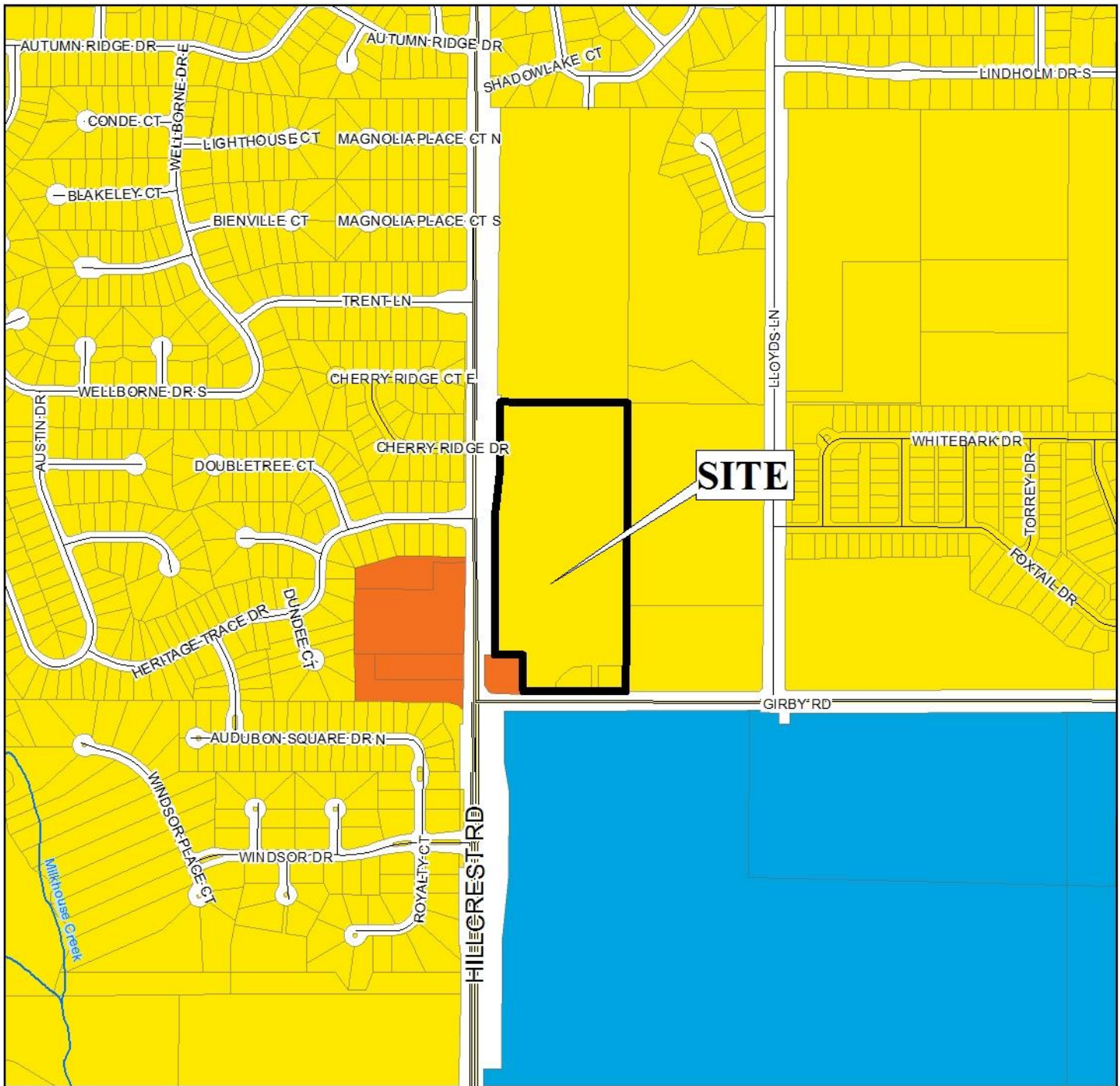
APPLICATION NUMBER 6 DATE October 17, 2019

APPLICANT Addison Woods Subdivision, Resubdivision of

REQUEST Subdivision, PUD



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE October 17, 2019

APPLICANT Addison Woods Subdivision, Resubdivision of

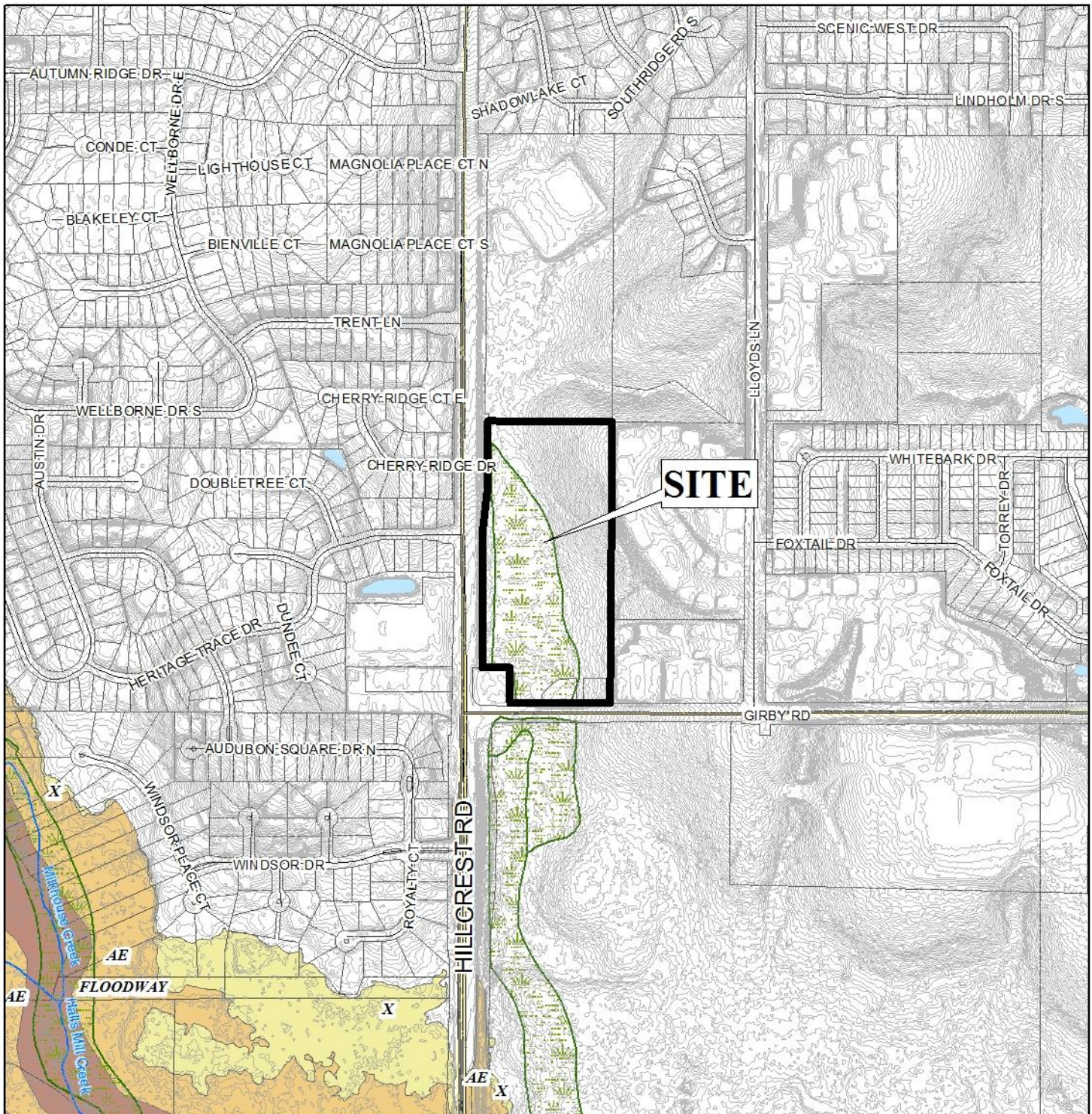
REQUEST Subdivision, PUD

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	



NTS

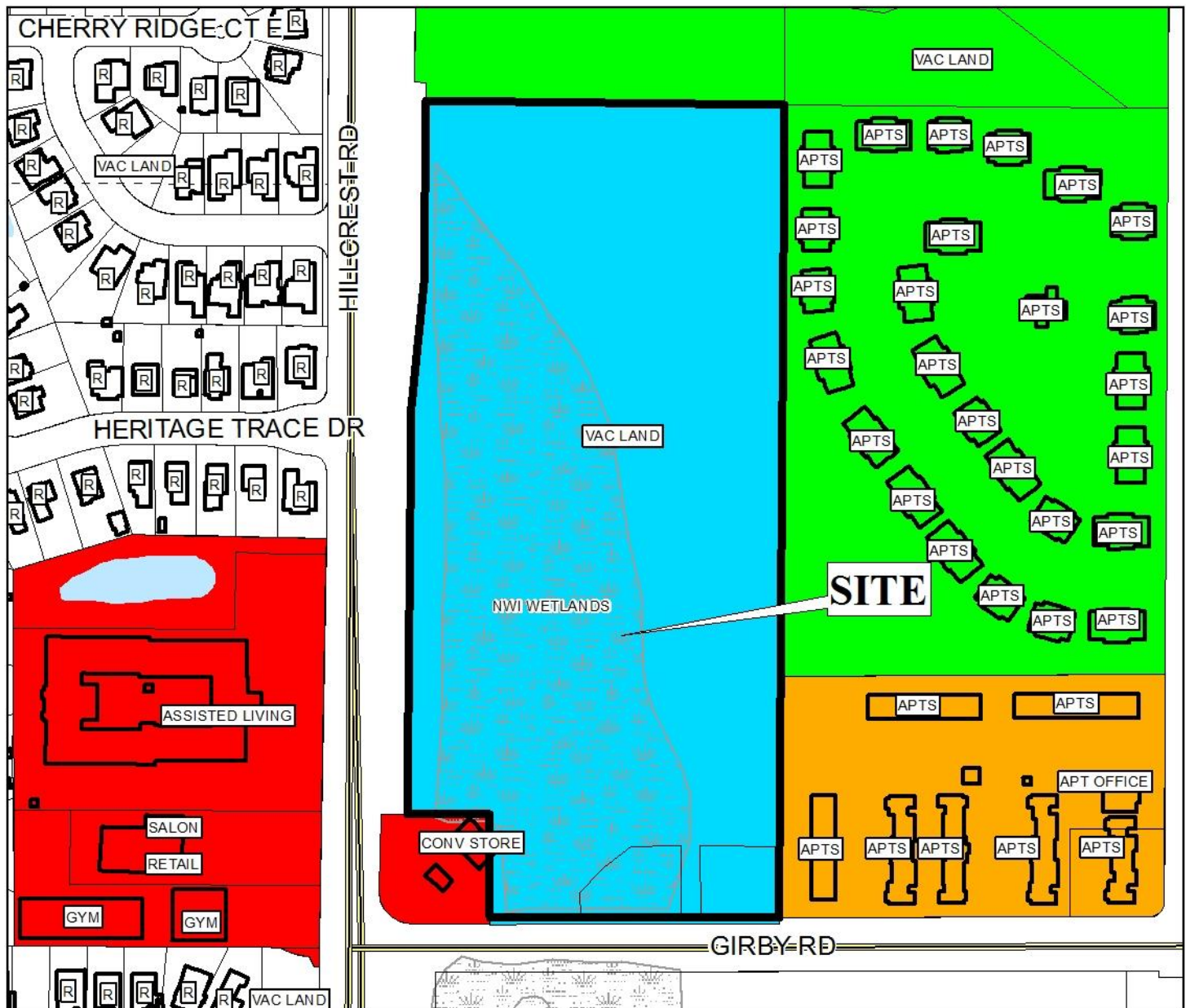
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE October 17, 2019
 APPLICANT Addison Woods Subdivision, Resubdivision of
 REQUEST Subdivision, PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east, and northwest.
Commercial units lie southwest of the site.

APPLICATION NUMBER 6 DATE October 17, 2019

APPLICANT Addison Woods Subdivision, Resubdivision of

REQUEST Subdivision, PUD

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

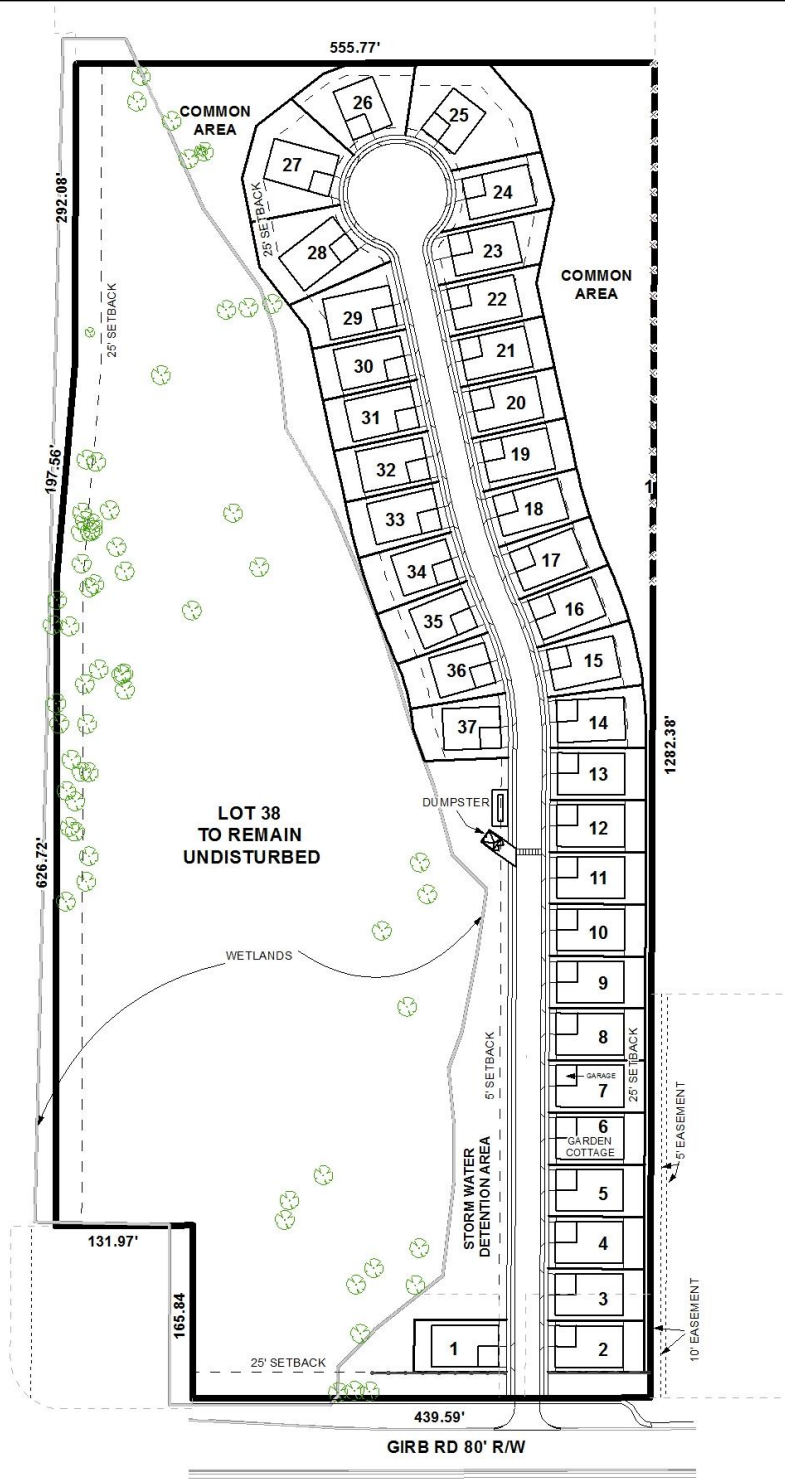


The site is surrounded by residential units to the east, and northwest.
Commercial units lie southwest of the site.

APPLICATION NUMBER 6 DATE October 17, 2019
APPLICANT Addison Woods Subdivision, Resubdivision of
REQUEST Subdivision, PUD



SITE PLAN



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

APPLICATION NUMBER 6 DATE October 17, 2019
APPLICANT Addison Woods Subdivision, Resubdivision of
REQUEST Subdivision, PUD

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