

**SUBDIVISION &  
PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: May 19, 2022**

<b><u>DEVELOPMENT NAME</u></b>	Addison Woods Subdivision, Resubdivision of Lot 34
<b><u>SUBDIVISION NAME</u></b>	Addison Woods Subdivision, Resubdivision of Lot 34
<b><u>LOCATION</u></b>	6563 Addison Woods Drive (private street) (West side of Addison Woods Drive, 800'± North of Girby Road).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>AREA OF PROPERTY</u></b>	1 Lot / 0.1± Acres
<b><u>CONTEMPLATED USE</u></b>	Subdivision approval to create one (1) legal lot of record from one (1) existing legal lot of record, and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Under construction
<b><u>ENGINEERING COMMENTS</u></b>	

**Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Submit a PROPOSED FINAL PLAT for review. The only items submitted were a CLOSING SURVEY and a copy of the recorded Subdivision Plat. A Closing Survey cannot be used for the resubdivision of property.
- B. The PROPOSED FINAL PLAT should show the revised setback lines for LOT 34 and provide a SUBDIVISION NAME for the proposed subdivision.

**Planned Unit Development:**

1. Submit a drawing labeled PUD SITE PLAN for review. The Plan submitted appears to be lot layouts labeled SPECIFIC PURPOSE SURVEY.

**2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

- a. 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).
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, 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 [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 Subdivision approval to create one (1) legal lot of record from one (1) existing legal lot of record (altering recorded setbacks); and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.

The site has been given a Low Density Residential (LDR) 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.

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 subject site consists of Lot 34, Addison Woods Subdivision, Resubdivision of, approved by the Commission at its December 19, 2019 meeting as a 38-lot subdivision, together with a Planned Unit Development to amend a previously approved Planned Unit Development to allow a private street subdivision with reduced setbacks and increased site coverage. The applicant now wishes to revise the recorded setbacks on one of the recorded lots and amend the previously approved PUD due to topographical site constraints. For the same reasons, four other lots in the development obtained revised Subdivision and Planned Unit Development approvals from the Planning Commission at its April 7, 2022 meeting.

It should be noted that only a copy of the recorded plat was provided, no preliminary plat was submitted for the Subdivision review. Therefore, a preliminary plat should be submitted indicating the proposed amended setbacks for Lot 34.

The proposed lot is 4,630 square feet, which is less than the minimum required size of Section V.D.2. of the Subdivision Regulations. As the Planning Commission previously approved the lot with the same size as currently proposed, a waiver of Section V.D.2. of the Subdivision Regulations may be appropriate, if approved.

The lot is proposed to retain its previously approved five-foot front setback. As this is below the standard 25-foot setback required by Section V.D.9. of the Subdivision Regulations, a waiver may be appropriate, if approved.

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.

It is very important to note that the PUD review is site plan specific; therefore, *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant states:

*The rear of the home has a 12'x14' back patio that was built as part of the permanent structure. The patio encroaches on the 15' rear set back by less than 1'. The patio ranges in elevation from 24" above final grade to 38" above final grade as the elevation of the yard falls dramatically to the rear property. There is a 36" guardrail secured 4" above the concrete around the perimeter of the patio. This would make the overall height range 64"-78" above final grade. The design is consistent with other Adams Homes properties in the subdivision where the back patio was included in the foundation of the home. Adams Homes is requesting the rear setback be moved to the extents of construction. The home is complete and has passed final building inspection, it is currently waiting for this matter to be resolved so CO can be issued.*

*This lot is on the West side of Addison Woods Drive. There are no neighbors to the West side of Addison Woods. The moving of the rear setback to accommodate the back patio will not change the Comprehensive Plan or the Future Land Use Plan.*

*The PUD if granted will permanently modify the rear setback on Lot 34 and will require no further governance. The PUD ownership will convey to Adams Homes and any future legal owner of this property.*

The previously approved Subdivision and PUD allowed for five-foot front and side yard setbacks, and 15-foot rear yard setbacks on the subject lot, and were proposed by the previous property owner. Other than the requested rear yard setback amendment of 14.1-feet, all other setbacks are proposed to remain. Additionally, it should be noted that the proposed 14.2-foot setback exceeds the minimum setbacks of the Zoning Ordinance and the rear property line adjoins a preservation area of the development.

## **RECOMMENDATION**

**Subdivision:** Based on the preceding, and with waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, staff recommends Tentative Approval of the subdivision request subject to the following conditions:

- 1) Provision of a Final Plat as required by Section IV.C.2. of the Subdivision Regulations;
- 2) Limited to the setbacks as shown on the revised plans;
- 3) Compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS. B. 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.*);
- 4) Placement of a note on the Final Plat stating 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.*);

- 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 [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.);*
- 6) Compliance with Fire Department comments and placement of a note: *(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,
- 7) Full compliance with all other Codes and Ordinances.

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

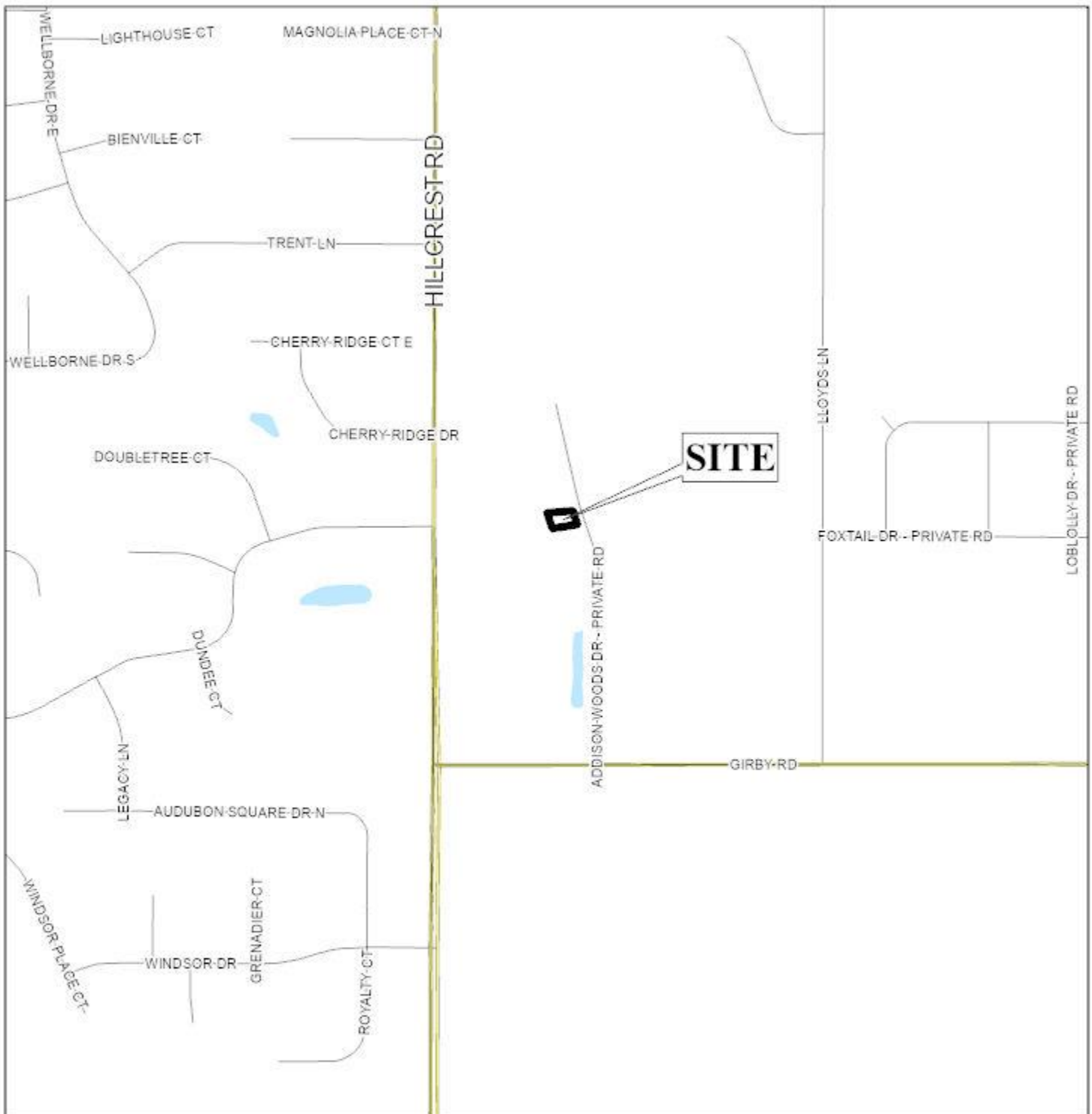
- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development) in that it maintains the concept of the innovative subdivision of the overall development;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), which is achieved by allowing a smaller lot size with reduced setbacks and greater site coverage;
- 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) by limiting the impact of further development of the site to a use whose impact on the land is less demanding of resources than denser multi-family developments;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because the development is already served by public services and utilities and should not increase the need for such services beyond what the site has required.

The Approval should be subject to the following conditions:

- 1) Limited to the setbacks as shown on the revised plans;
- 2) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS. B. 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.);*

- 3) Placement of a note on the Final Plat stating 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.*);
- 4) 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.*);
- 5) Compliance with Fire Department comments and placement of a note: (*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,
- 6) Full compliance with all other Codes and Ordinances.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE May 19, 2022

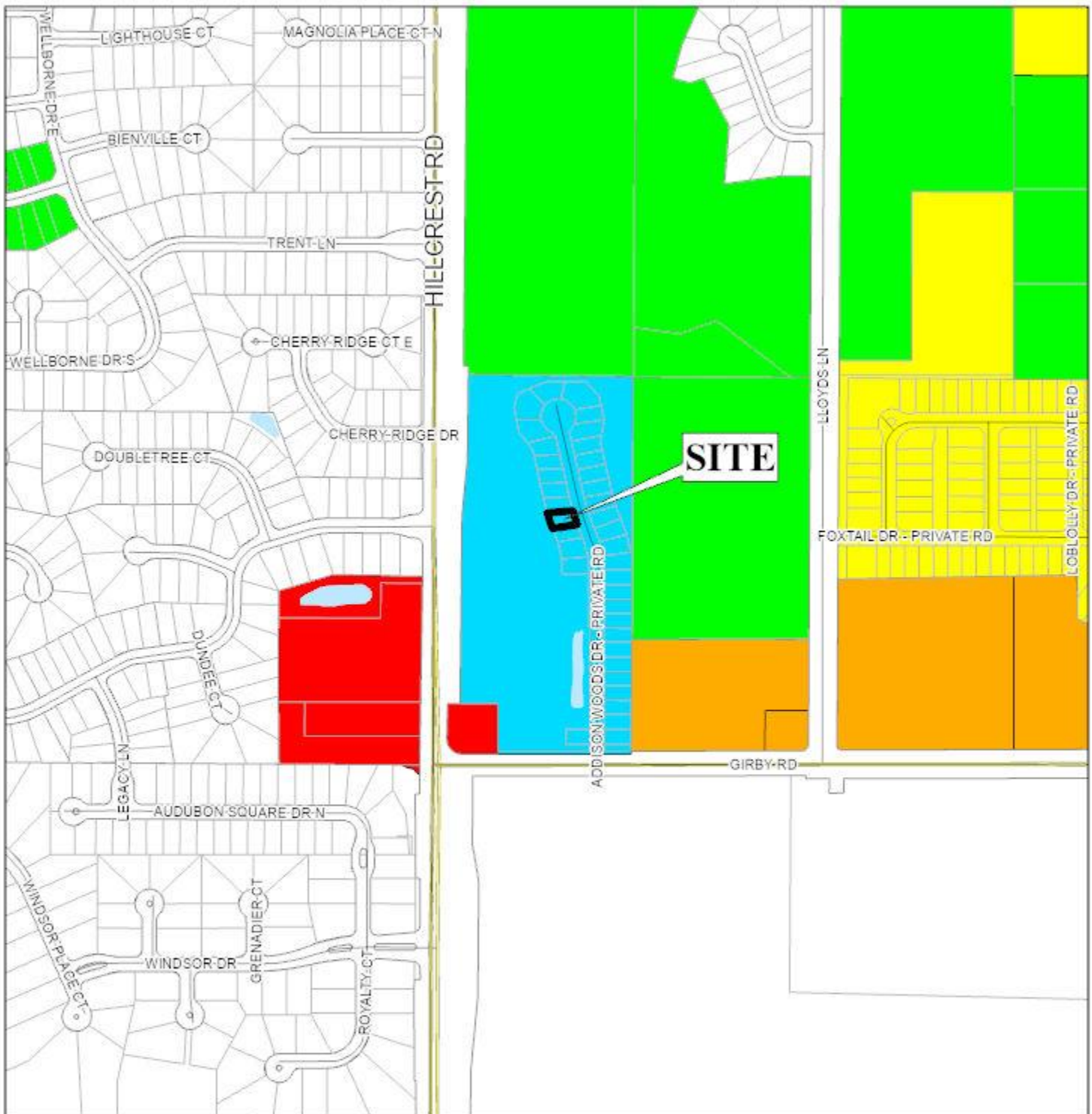
APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD





# LOCATOR ZONING MAP



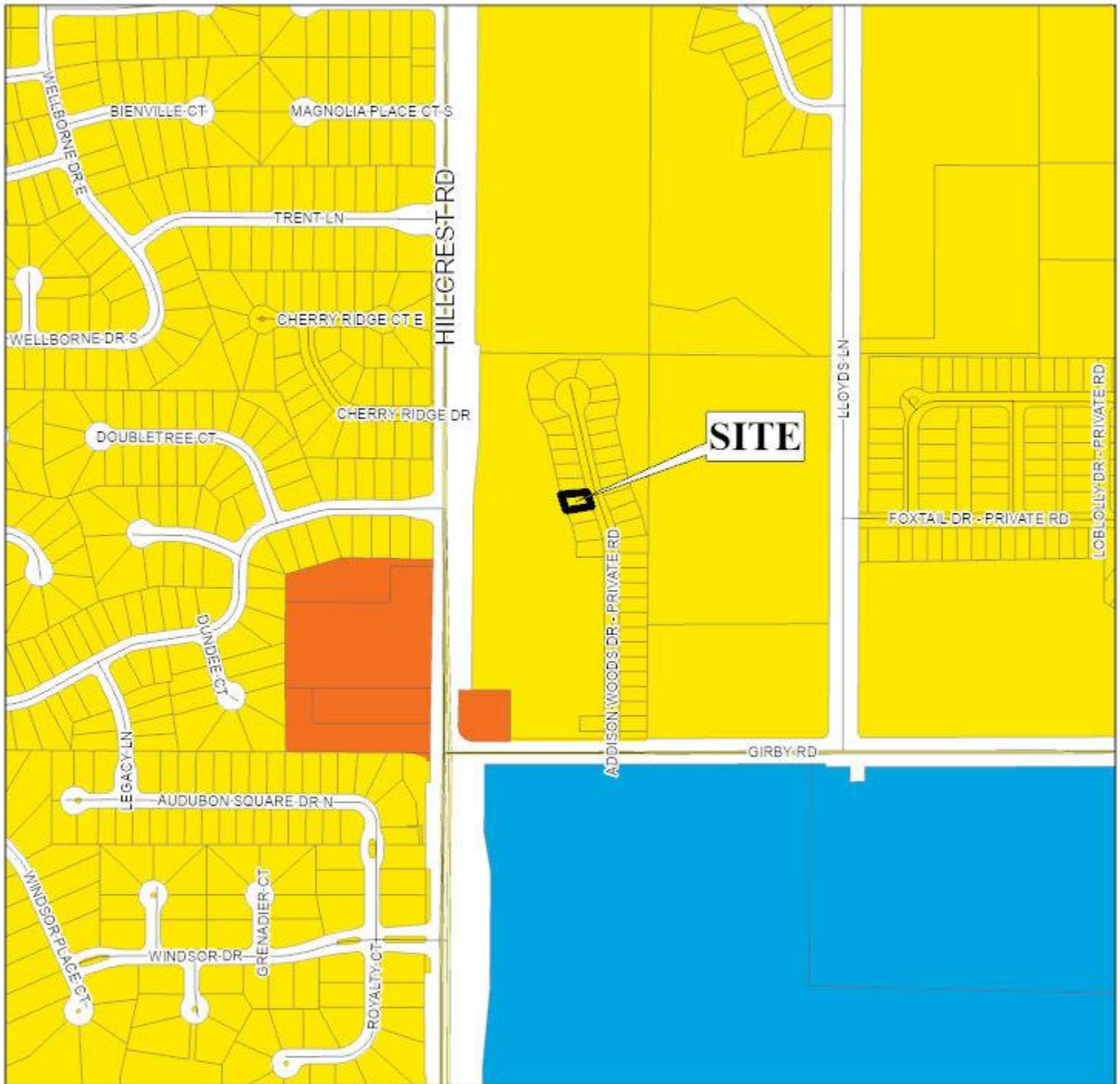
APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD



# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD

## Layer2

Low Density Residential  
Mixed Density Residential

Downtown

District Center

Neighborhood Center - Traditional

Neighborhood Center - Suburban

Traditional Corridor

Mixed Commercial Corridor

Downtown Waterfront

Light Industry

Heavy Industry

Institutional

Parks & Open Space

Water Dependent





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE May 19, 2022

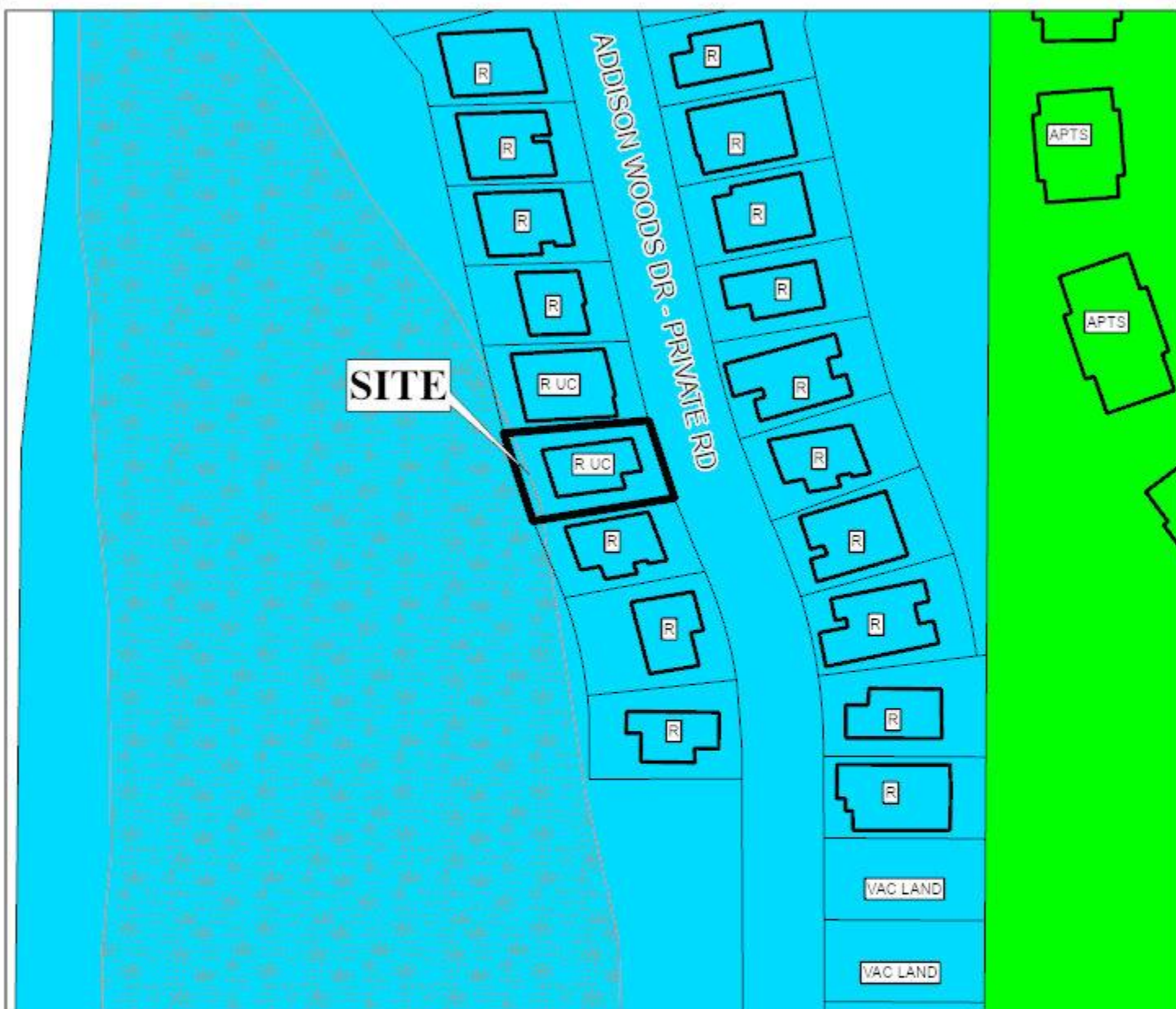
APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units, and vacant wetlands to the west.

APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

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, and vacant wetlands to the west.

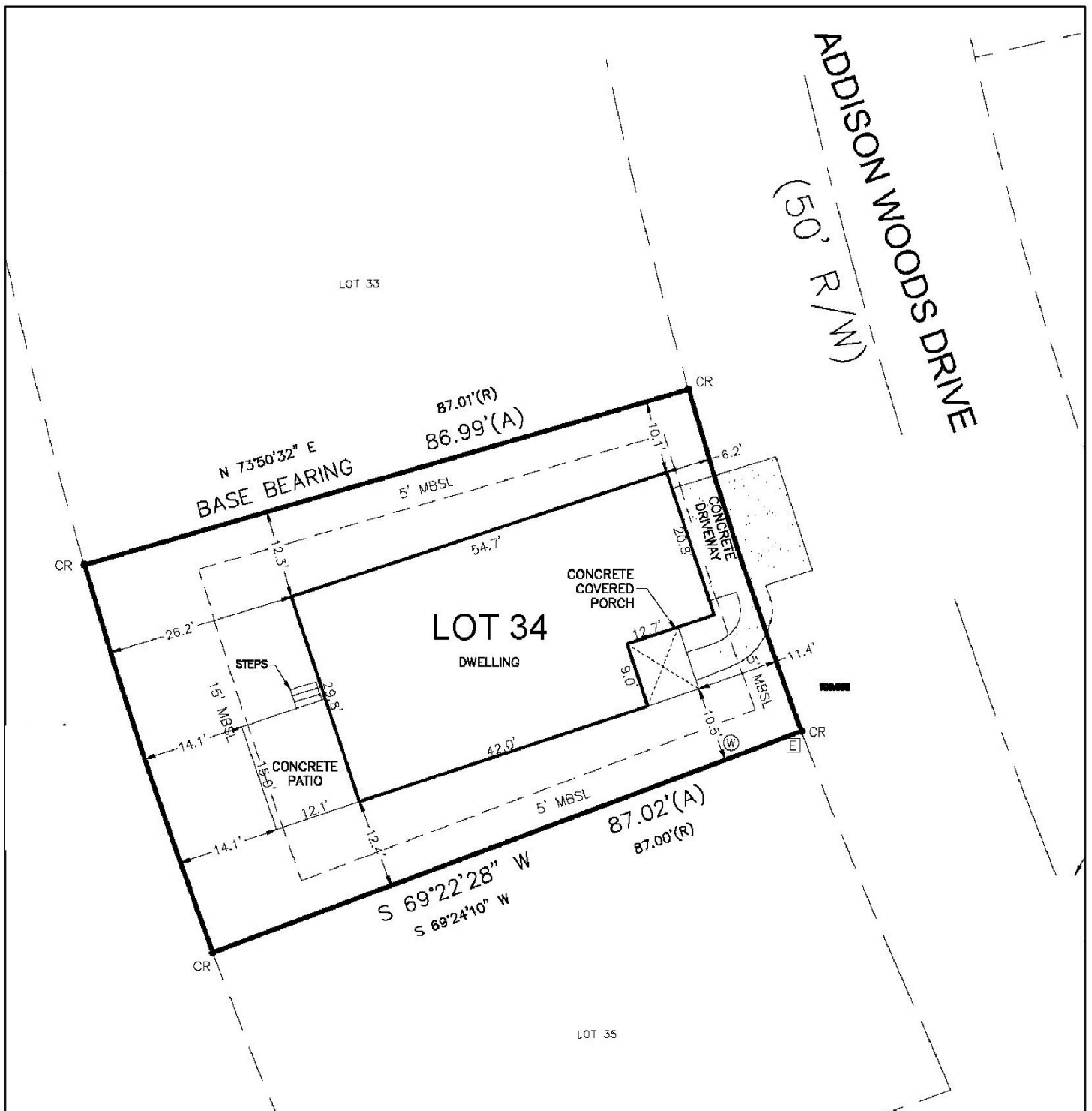
APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD



# SITE PLAN



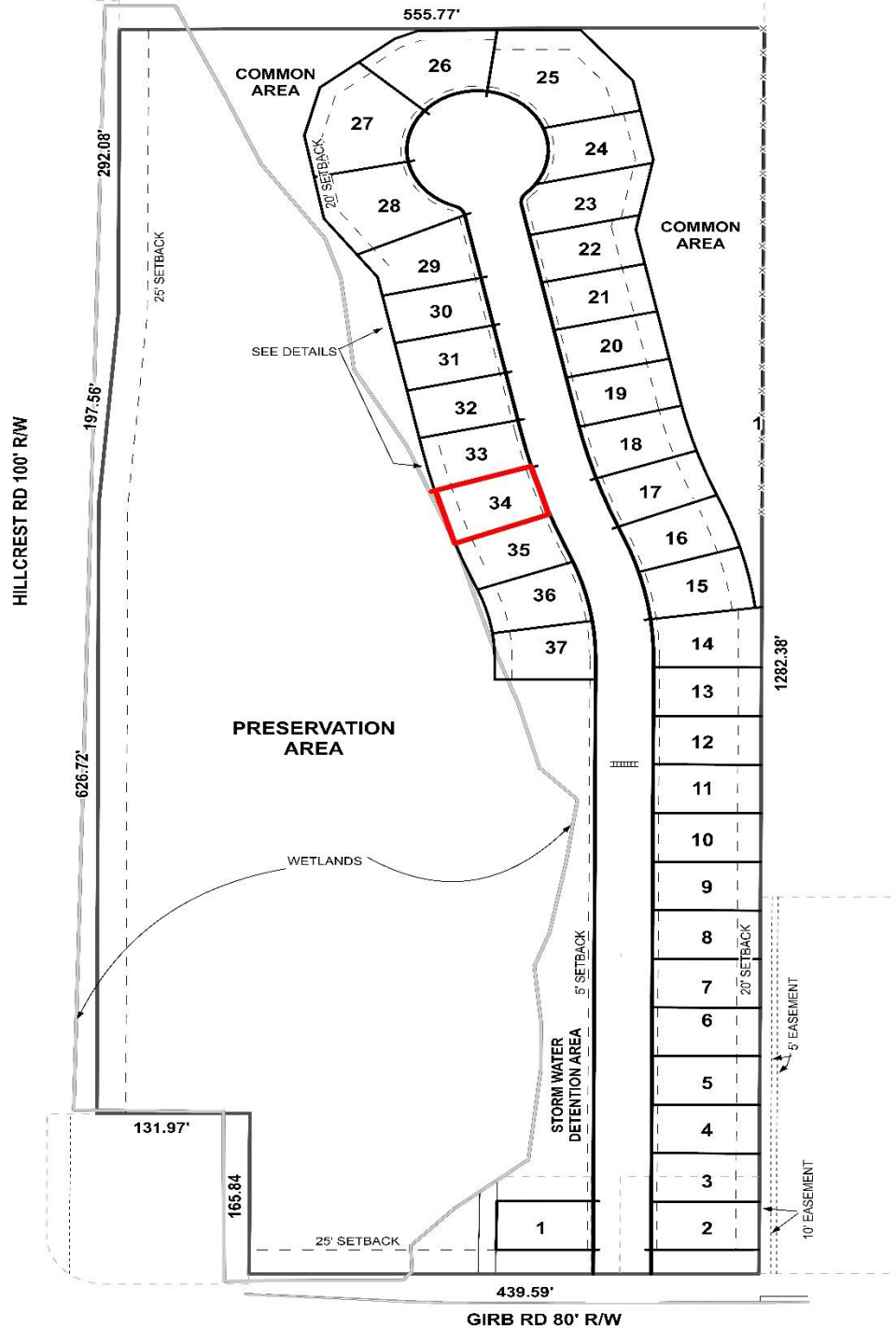
APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD



# DETAIL SITE PLAN



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

APPLICATION NUMBER 6 DATE May 19, 2022

APPLICANT Addison Woods Subdivision, Resubdivision of Lot 34

REQUEST Subdivision, PUD



NTS

