

PLANNING APPROVAL

Date: May 16, 2019

<u>NAME</u>	Heritage Gardens
<u>LOCATION</u>	1503 & 1529 Wolf Ridge Road (West side of Wolf Ridge Road, 490'± North of Moffett Road).
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single Family Residential
<u>AREA OF PROPERTY</u>	2 Lot / 22.73 ± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow (4) four 20' x 60' mausoleums in an R-1, Single Family Residential District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	

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. 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

This site has street frontage on Wolf Ridge Road, Wolf Ridge Service Road (southern terminus), La Pine Drive (southern terminus), and Bristol Avenue (eastern terminus). It appears there is no current access restrictions for this site which would be consistent with the adjoining R-1 residential zoning. With the proposed use, the access to the site should be limited strictly to Wolf Ridge Road.

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 Planning Approval to allow (4) four 20' x 60' mausoleums in an R-1, Single Family Residential District.

The site has been given a Low Density Residential (LDR) land use designation, per the recently 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 LDR districts is residential and the predominant housing type is the single family housing unit, detached or semidetached, 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 (du/ac).

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.

The site was most recently before the Planning Commission at its September 6, 2007 meeting, where a 72 lot residential Subdivision was approved. However, the approval expired and therefore, the subject site is not recorded as a legal lot of record. A 1-lot subdivision will be required to combine the two lots.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant states:

"The concept for Heritage Gardens is to provide families an alternate method of entombment of their loved ones by utilizing mausoleums in lieu of "in ground" burials. There will be no "in ground" burial sites in this development. In addition to the mausoleums, a pavilion will be provided for family and visitors to assemble or as a protection from inclement weather. Twenty-six parking spaces are planned to accommodate those attending an entombment.

A Natural buffer has been left along the North, West, and South sides of the property until this area is needed for future expansion. The first phase, as shown, encompasses approximately 1.0 acres and that includes the parking area.

This proposal should not have an affect on the traffic in this area since the anticipated usage would be 1 to 2 times a week. Additionally, the site is located on a minor arterial roadway (Wolf Ridge Road) and the entrance is 0.25miles North of Moffett Road, a principal arterial roadway as shown on the Major Street Plan. This use of the property will not require a daily use of water supply, waste disposal, or fire and police protection.

This proposal should not have an affect on the surrounding neighborhoods due to it's "quiet" nature and low use of the facilities."

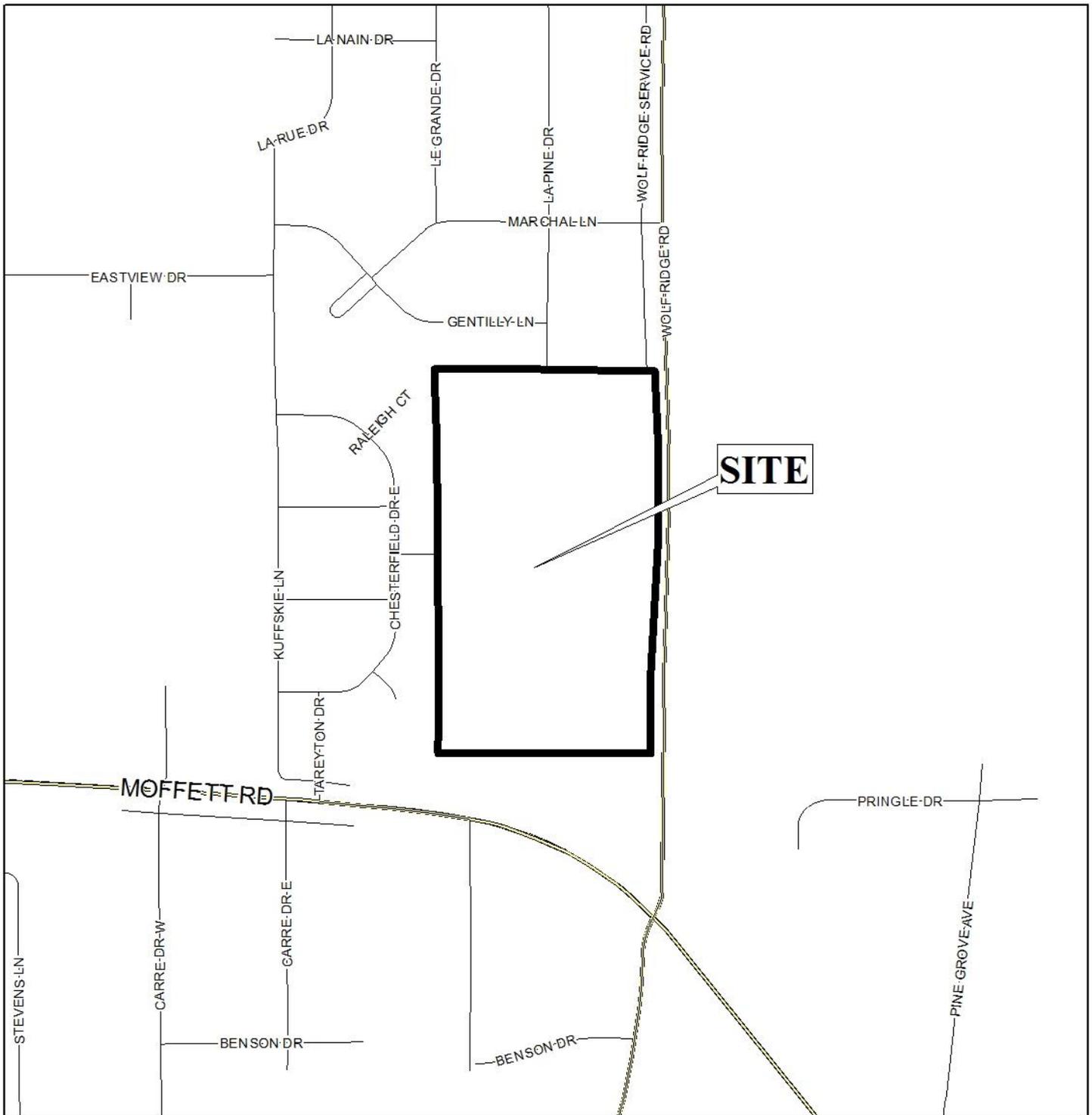
The submitted site plan illustrates the 4 proposed mausoleums, a 30' x 30' pavilion, and 26 parking spaces connected by a drive extending to Wolf Ridge Road. A 200' natural wooded buffer is illustrated along the North, West and South perimeter. The applicant states that this area would potentially be used for future development however; this is not noted on the site plan. Planning Approvals are site plan specific therefore it should be noted that any changes to the approved site plan will require an amendment to the previous approval.

The subject site abuts R-1, Single Family Residential property to the North and West, B-2, Neighborhood Business and R-1, Single Family Residential to the South, and B-3, Community Business, B-1, Buffer Business District and R-1, Single Family Residential district to the East.

There is no mention of exterior lighting. According to Section 64-6.A.8. of the Zoning Ordinance, because 26 parking spaces are proposed, a photometric plan will be required.

RECOMMENDATION In order to allow the applicant to submit a Subdivision application, this application is recommended for holdover to the June 20th meeting.

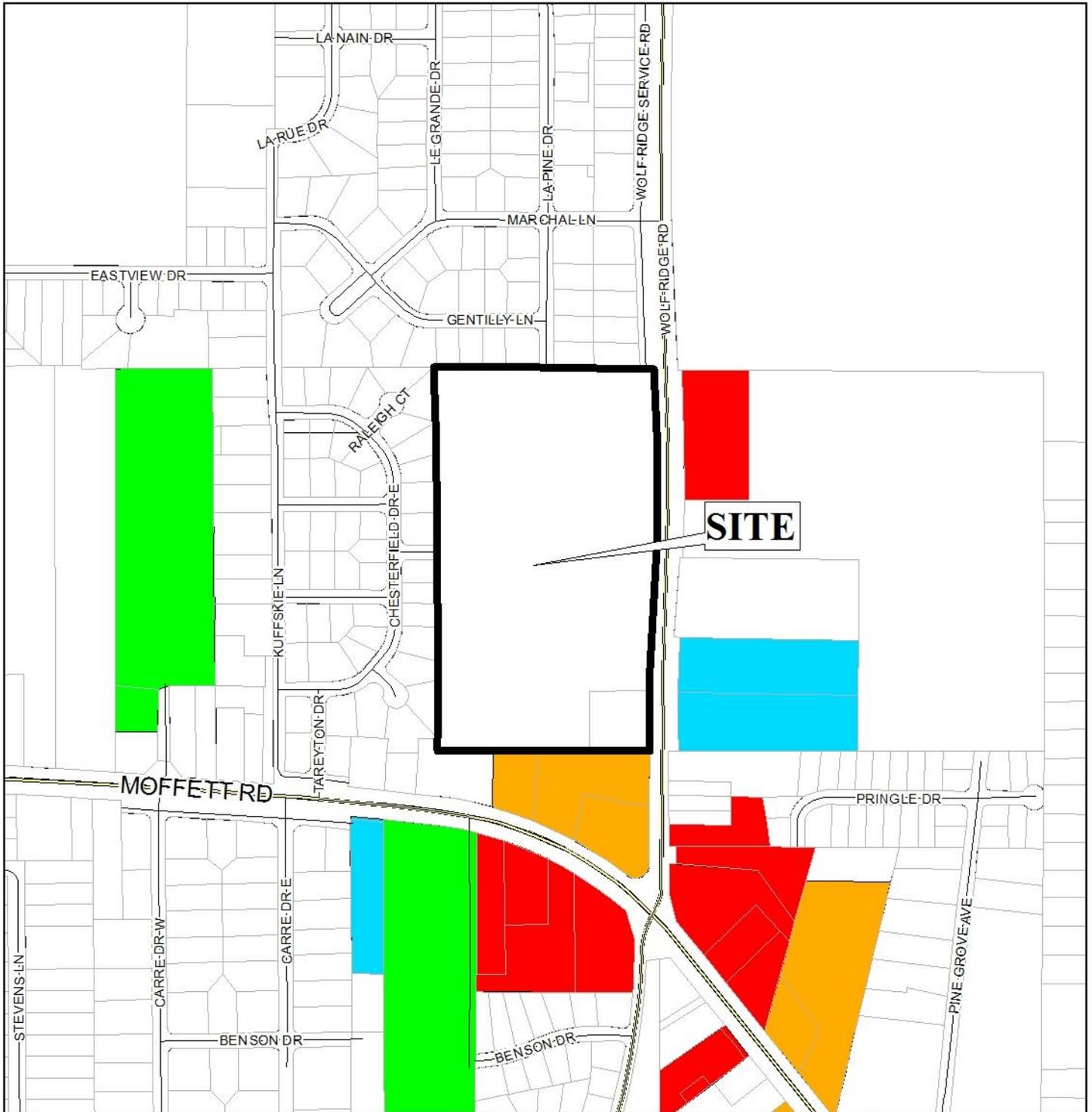
LOCATOR MAP



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APPLICANT Heritage Gardens
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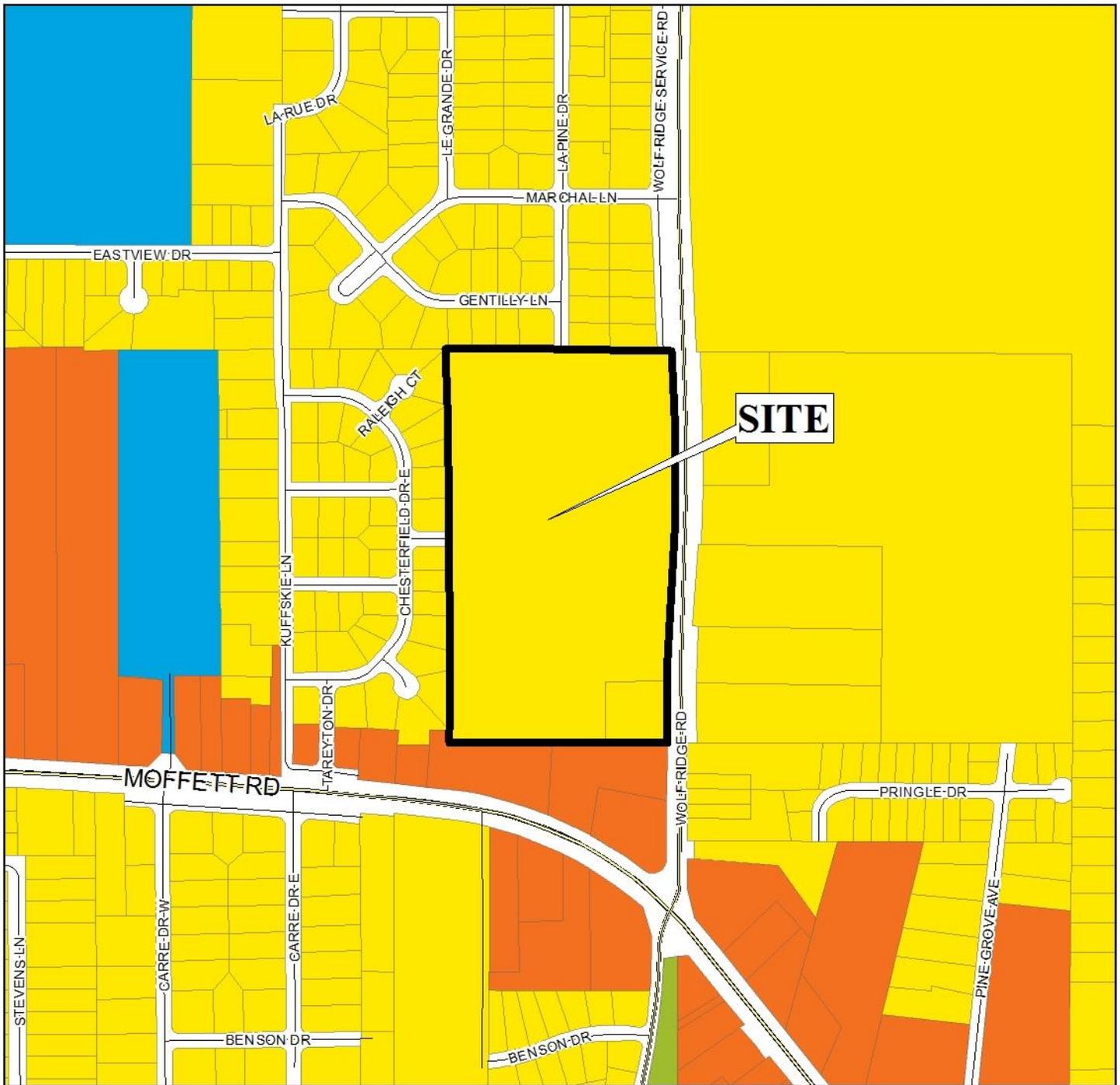
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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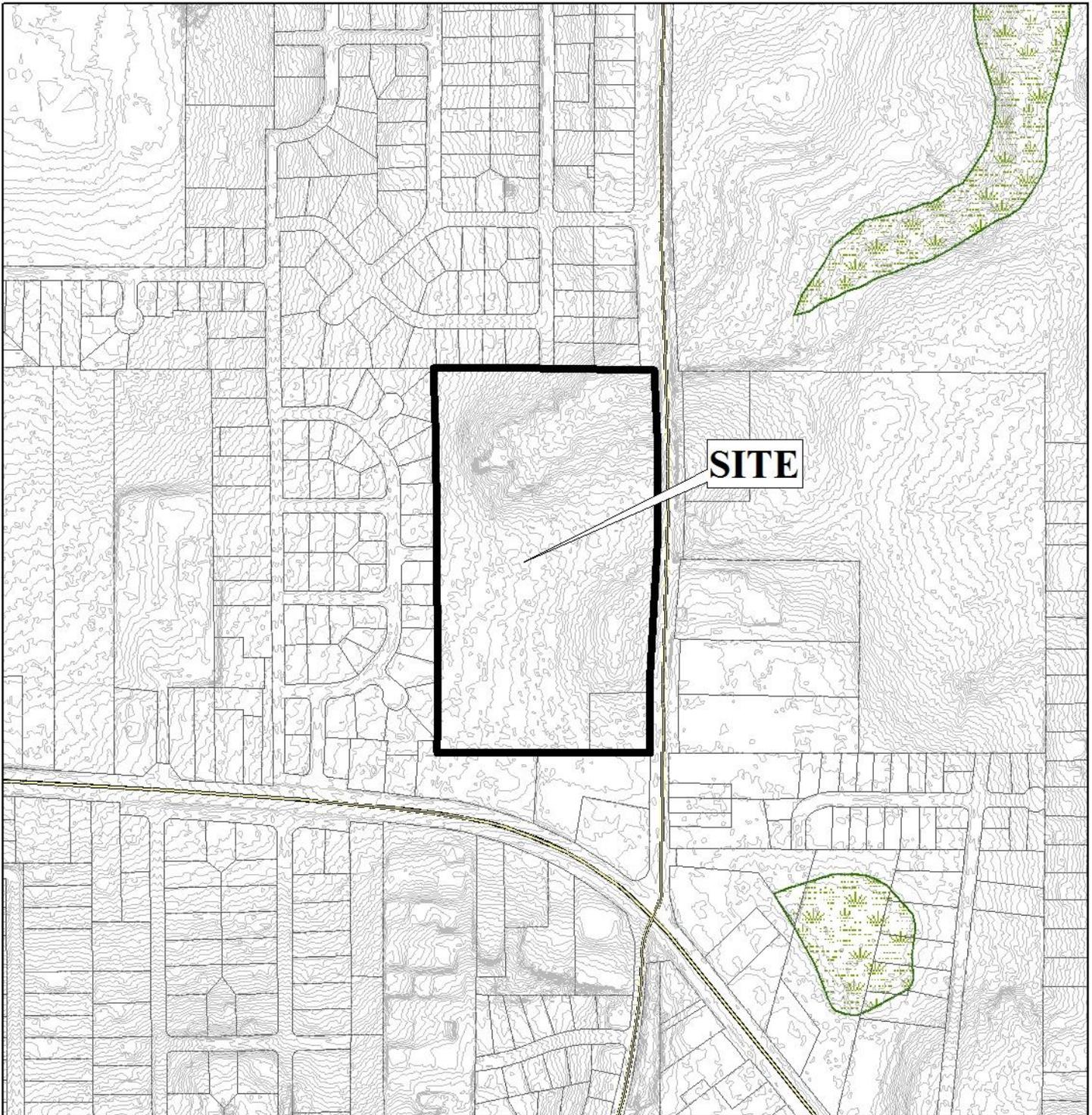
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- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



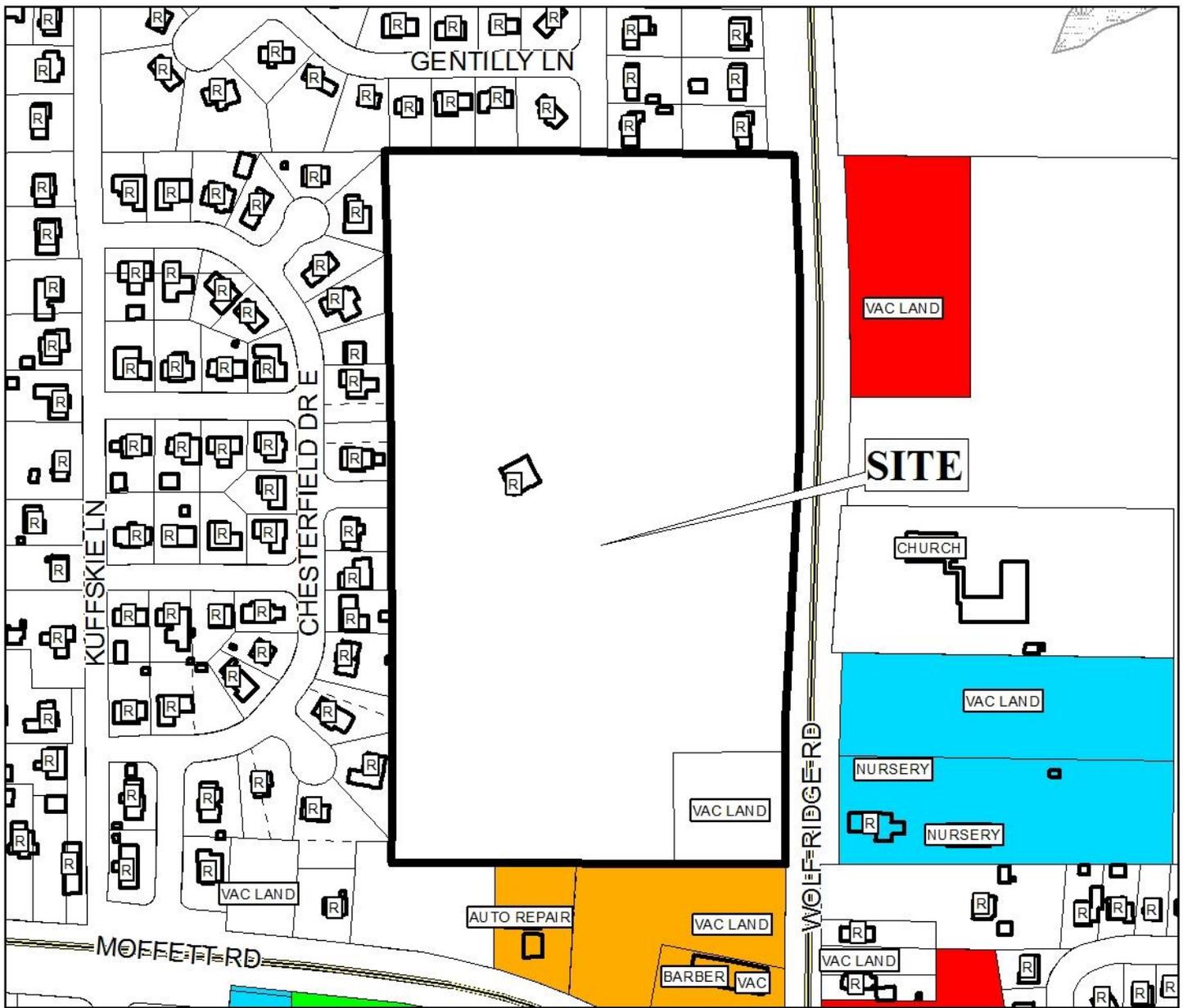
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west and commercial units to the east.

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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



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



City of Mobile GIS Department

The site is surrounded by residential units to the west and commercial units to the east.

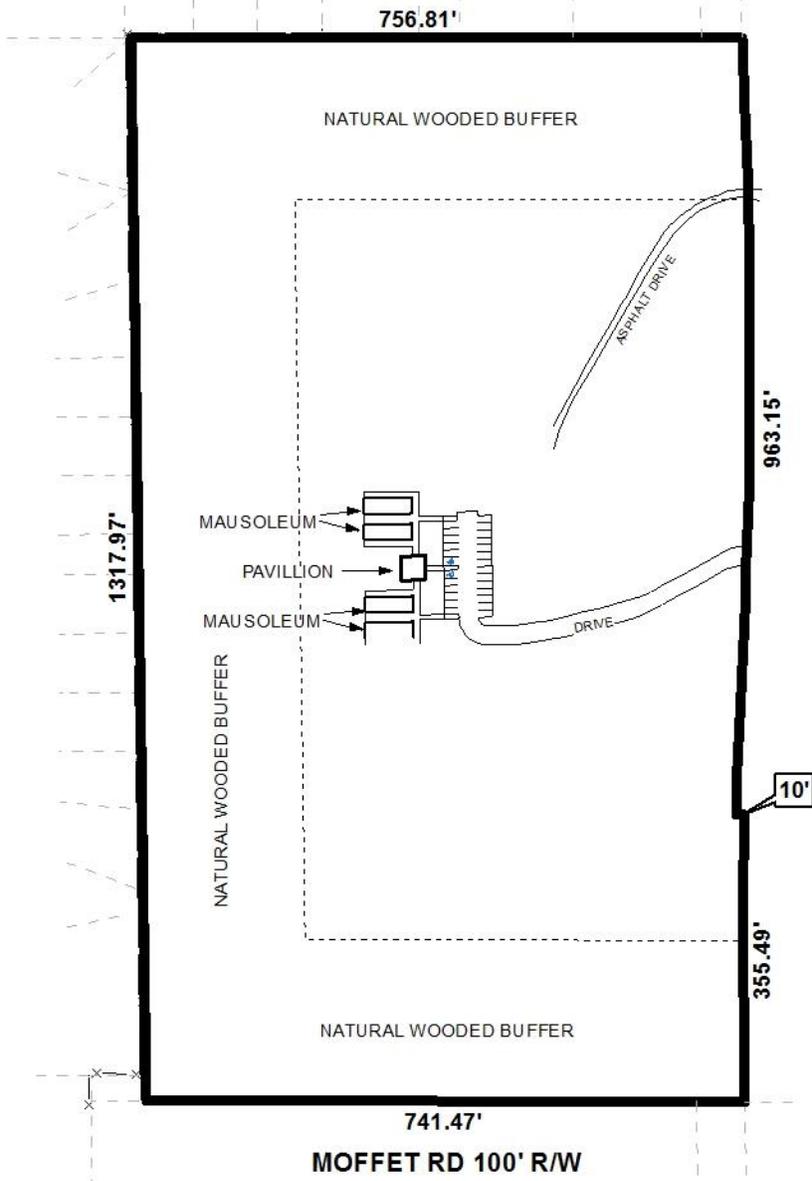
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SITE PLAN

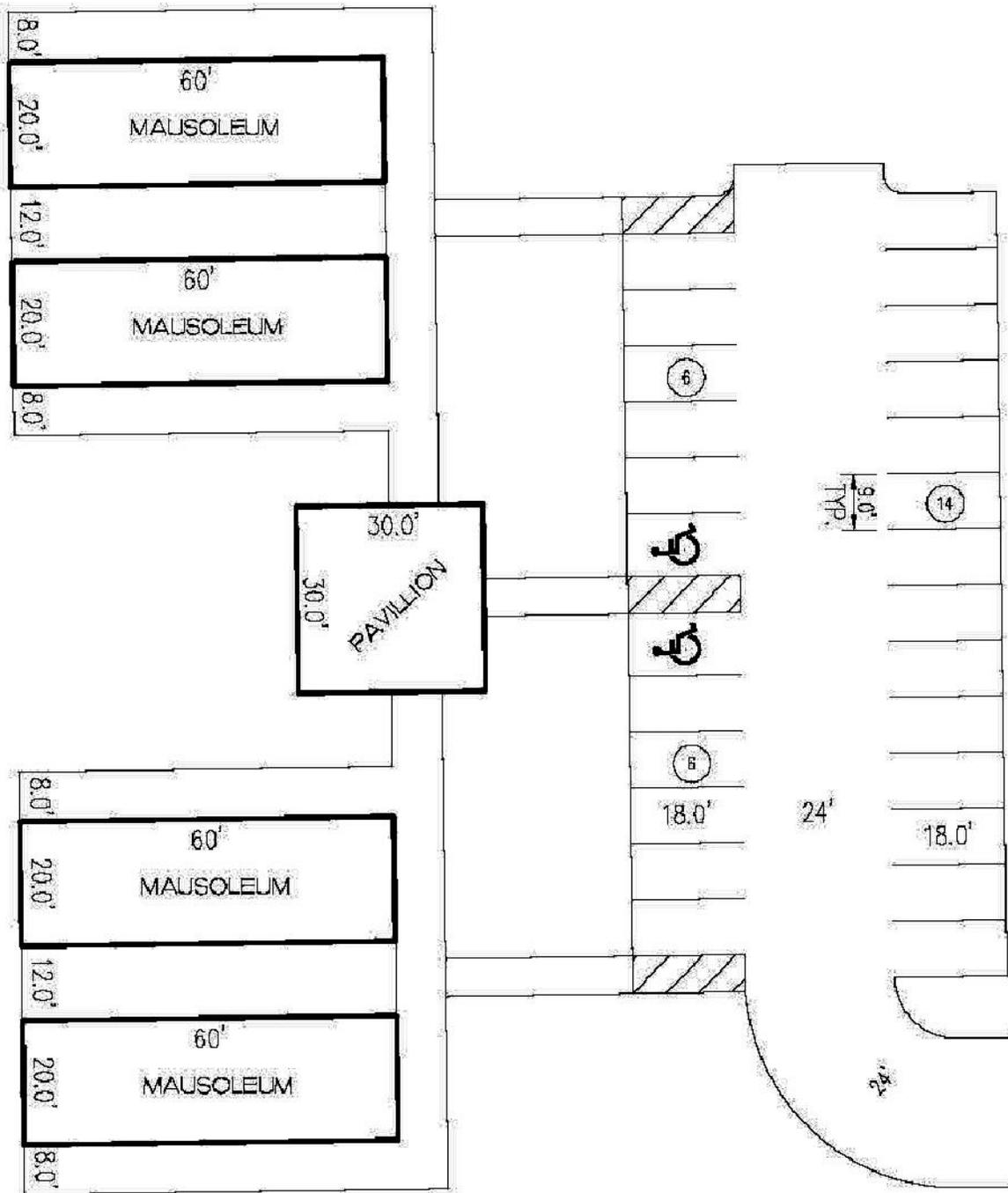


The site plan illustrates proposed mausoleums, parking, pavillion, and a natural wooded buffer.

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DETAIL SITE PLAN



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