

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: May 19, 2016****NAME**

Thomas C. Stille and Marion E. Stille

NAMELot 115, Heron Lakes, Phase , Corrected Plat, Subdivision
(South side of Blue Heron Road, 930'± East of Skywood
Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

0.17 ± Acre

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
increased site coverage.**TIME SCHEDULE
FOR DEVELOPMENT**

Six Months

**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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and

drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.

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

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 (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 Planned Unit Development (PUD) Approval to amend a previously approved Planned Unit Development to allow increased site coverage. The Planned Unit Development application is required to increase the site coverage and to amend the originally approved Planned Unit Development.

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 any changes to the site plan must be approved by the Planning Commission.

The subject site is part of the Heron Lakes, Phase II, Corrected Plat, Subdivision. The property is located within an R-1, Single Family Residential District and the site is bounded by R-1, Single Family Residential to the North, East, and South, as well as R-1, Single Family Residential, R-3, Multiple Family Residential, and B-2, Neighborhood Business District to the West.

The entire site appears to be depicted as a Suburban Corridor Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Corridor area is to allow for:

- Accommodation of all users: automobile, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Development concentrated in centers rather than in strips along the corridor
- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

The Planning Commission approved the second phase of a 125 lot subdivision at its May 6, 1999 meeting, which allowed 23 of the lots to be sited along a proposed service road, now referred to as Blue Heron Ridge, located South of Government Boulevard. The subject lot is located within this portion of the subdivision.

The applicant desires to increase the site coverage of the subject lot from 35% to 40% in order to accommodate the construction of a new 2,972± square foot single family residence on a 7,431± square foot lot. The originally approved PUD did not propose increased site coverage for the lots within the subdivision; however, several of the lots have been resubmitted to the Planning Commission to alter setbacks and to increase site coverage over the years. For instance, at its September 4, 2003 Planning Commission Meeting, the Commission approved to amend a previously approved PUD to allow 40% maximum site coverage for a lot located 56'± East of the subject lot. Additionally, at its June 7, 2007 meeting, the Planning Commission approved increased site coverage from 35% to 40% for a lot located 180'± East of the subject site.

All front, side, and rear yard building setbacks are proposed to remain the same as on the originally approved PUD site plan.

The site plan should be revised to indicate and label the street frontage that the subject lot faces, in addition to correcting the direction of the North Arrow.

The size, location, and height of the mechanical equipment proposed for the residential unit must comply Section 64-4.D.11 of the Zoning Ordinance. The site plan submitted for permitting must depict the units in a compliant location.

As a means of access management, a note should be required on the revised site plan, if approved, stating that the PUD is limited to one curb cut to Blue Heron Ridge, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

As previously stated, there have been numerous amendments to the Heron Lakes Subdivision with regard to increased site coverage and modifications to previously approved setbacks; however, those approvals required submission of documentation that the existing drainage system/detention was adequate to handle the increased site coverage requested. Given the number of such requests and approvals, documentation should again be provided by a registered professional surveyor or engineer indicating that the existing storm water system is adequate.

Overall, the proposed amendment to the PUD does not appear to impede on the integrity or character of the surrounding neighborhood; however, if the increased site coverage is approved

for the subject lot, the proposed project must be in compliance with all municipal codes and ordinances. The applicant must also provide Planning and Zoning with a revised PUD site plan prior to the issuance of any permits and before beginning any site improvements or building activities.

RECOMMENDATION

Based upon the preceding, this application is recommended for Approval subject to the following conditions:

- 1) Placement of a note on the site plan stating that the location of exterior mechanical equipment (HVAC, generators) shall comply with Section 64-4.D.11. of the Zoning Ordinance;
- 2) Revision of the site plan to depict and label the street frontage;
- 3) Revision of the site plan to depict the correct orientation of the North Arrow;
- 4) Placement of a note stating that the PUD subject lot is limited to one curb cut to Blue Heron Ridge, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) 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 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 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.);*
- 6) Compliance with Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

- 7) Compliance with the 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).);*
- 8) Compliance with the Fire 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).);*
- 9) Documentation from a registered professional surveyor or engineer stating that the existing drainage system/detention is adequate to handle the increased site coverage requested;
- 10) Full compliance with all municipal codes and ordinances; and
- 11) Provision of a revised PUD site plan to Planning and Zoning prior to the issuance of any permits and before beginning any site improvements or building activities.

LOCATOR MAP



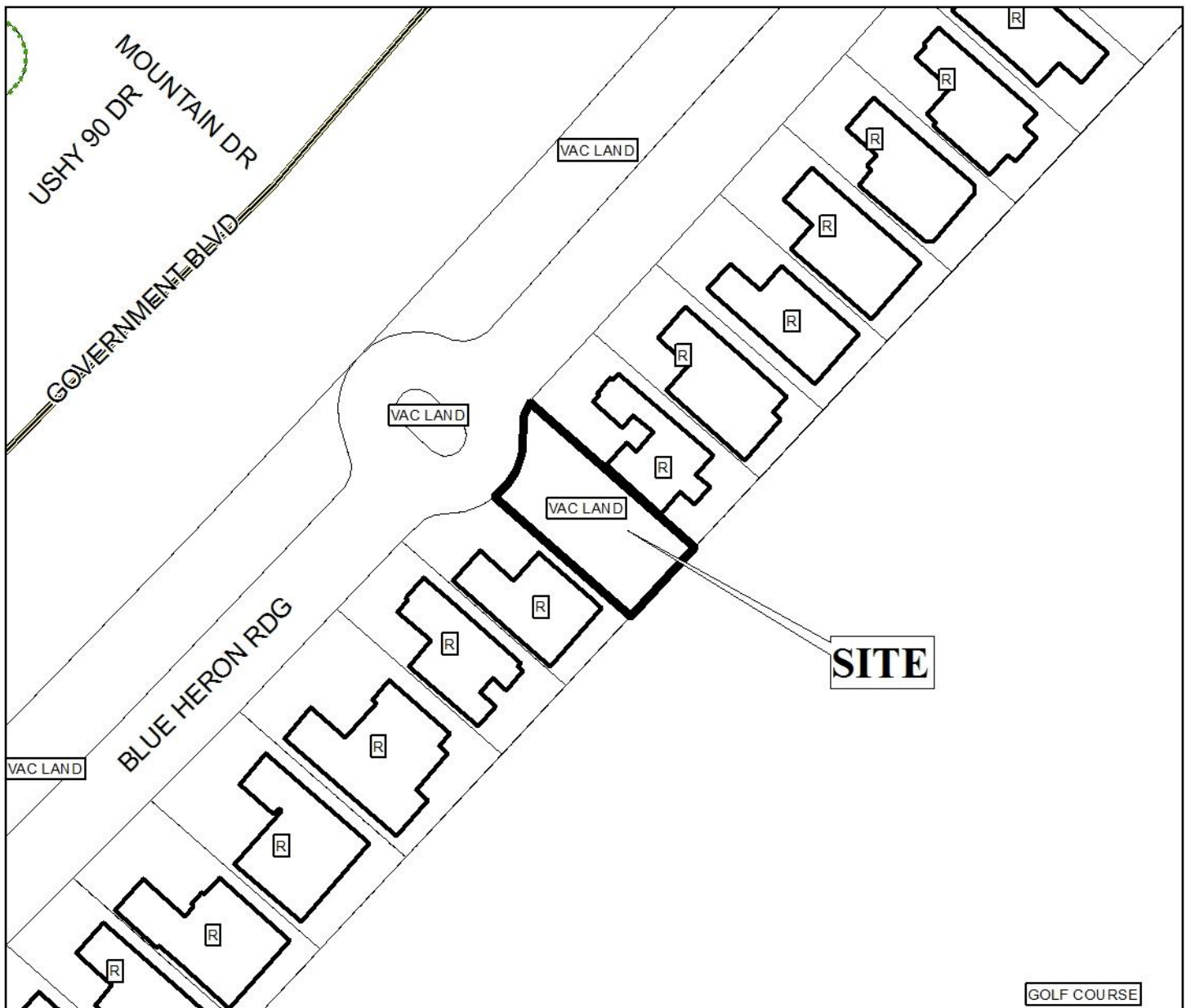
APPLICATION NUMBER 6 DATE May 19, 2016

APPLICANT Thomas C. Stille and Marion E. Stille

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units and a golf course is located to the southeast.

APPLICATION NUMBER 6 DATE May 19, 2016

APPLICANT Thomas C. Stille and Marion E. Stille

REQUEST Planned Unit Development

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 a golf course is located to the southeast.

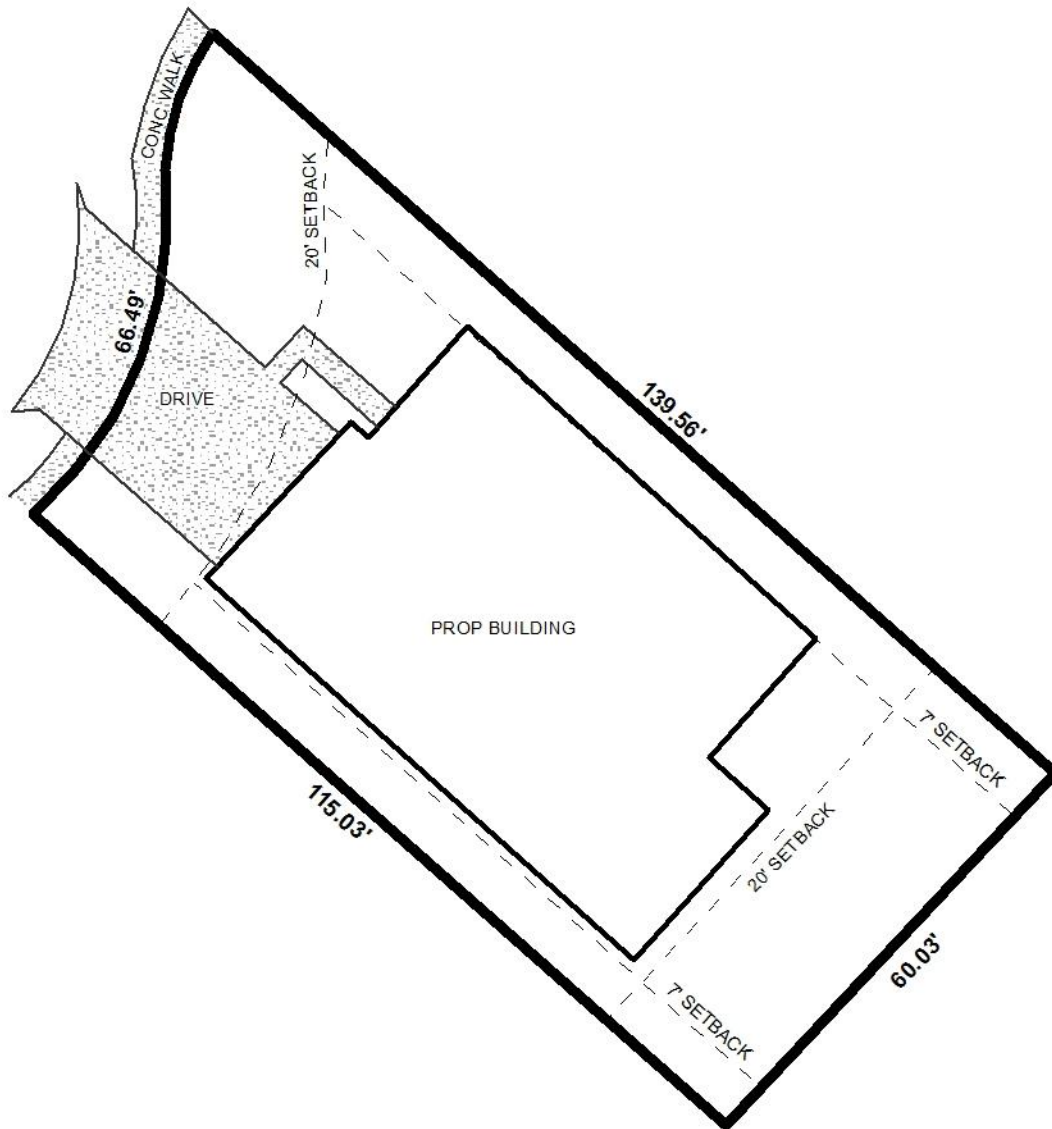
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SITE PLAN



The site plan illustrates the proposed drive, proposed building, and setbacks.

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