

**SUBDIVISION &
ZONING AMENDMENT STAFF REPORT****Date: February 16, 2022**

<u>APPLICANT NAME</u>	CRN Development, LLC (Thomas N. Ward, Agent)
<u>SUBDIVISION NAME</u>	Pleasant Valley Road Senior Village Subdivision
<u>LOCATION</u>	3015 and 3019 Pleasant Valley Road (South side of Pleasant Valley Road, at the South terminus of Platt Avenue).
<u>CITY COUNCIL DISTRICT</u>	Council District 4
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District
<u>PROPOSED ZONING</u>	R-3, Multi-Family Residential District
<u>AREA OF PROPERTY</u>	1 Lot/ 7.0± Acres
<u>CONTEMPLATED USE</u>	<p>Subdivision Approval to create a single legal lot of record from two metes-and-bounds parcels; and Rezoning from R-1, Single-Family Residential District to R-3, Multi-Family Residential District.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>

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. Review and revise the distance labels for the east and west property lines to verify the distance to the reference monument on the east and west property lines.
- C. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- D. Show and label all flood zones. New maps went into effect on June 5, 2020.

- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE = 20'.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate.
- H. Provide the Surveyor's and Owner's (notarized) signatures.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #78) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 6,400 sf.
- J. Add a note 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.
- K. Add a note 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.
- L. 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.
- M. Add a note that all existing and 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.
- N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- P. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Rezoning:

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 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).
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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
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

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.

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.

TIME SCHEDULE FOR DEVELOPMENT

Four to six weeks after approval.

REMARKS

The applicant is requesting Subdivision Approval to create a single legal lot of record from two metes-and-bounds parcels; and Rezoning from R-1, Single-Family Residential District to R-3, Multi-Family Residential District.

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.

Low Density Residential land use 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 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 (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.

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 proposes to create a single legal lot of record from two metes-and-bounds parcels. The lot size is depicted in square feet and acres on the plat, and exceed the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations. If approved, the lot sizes in square feet and acres should be retained on the Final Plat.

The site has frontage along Pleasant Valley Road, a minor street with curb and gutter, with a compliant 50-foot right-of-way, making no dedication necessary.

The preliminary plat illustrates the 25-foot minimum building setback line along Pleasant Valley Road. If approved, the setback should be retained on the Final Plat.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site is bounded to the North, across Pleasant Valley Road by R-1, Single-Family Residential District; to the South, by B-3 Community Business District; to the West by B-1, Buffer Business District; and to the East, by R-1, B-1, and B-2, Neighborhood Business District.

The applicant states the following to address the rationale for the zoning request:

Application Description

CRN Development, LLC is requesting on behalf of the owner, Mr. Clarence M. Ball Jr., to rezone 3015 and 3019 Pleasant Valley Road, Mobile, AL 36606 from R-1 to R-3. The property now is zoned low density residential and is vacant land. The request is to rezone to R-3 multi-family and construct 59 units of Senior Housing on the property. This will have 18 one-bedroom and 41 two-bedroom units in a two story, one building apartment complex. The property will have 50 parking spaces.

Once the property is rezoned the due diligence phase would begin for plans and permitting. The building plans will be completed within a four-to-six-week timeline. Immediately once permitted construction will begin and approximately take eighteen months to complete. This will not be a phased project.

Zoning Statement

3015 and 3019 Pleasant Valley Road are currently zoned Low Density Residential. Our request is to have this rezoned to R-3 Multi-Family Residence District. The project at 3015 and 3019 Pleasant Valley Road will consist of 59 units of Senior Housing apartment units. This will have 18 one-bedroom and 41 two-bedroom units in the two story, one building apartment complex. The property will have 50 parking spaces. The ordinance states that R-3 is in mostly areas with one-family, two-family, and multi-family residence. This is consistent with the surrounding area. The lot to the east and lots to the north are all zoned low density residential.

By getting 3015 and 3019 Pleasant Valley Road rezoned to R-3 Multi-Family Residence District. This would allow for Senior and Elderly Housing. The setbacks, height limit and all other requirements will be met according to the ordinance.

The zoning in the surrounding area is Buffer Business to the west, Community Business to the South, Low Density Residential to the east, and Low Density Residential to the north. There is also some Neighborhood Business to the east as well. R-3 Multi-Family Residence would fit into this area well and not disrupt the community.

Consistency Plan

The project at 3015 and 3019 Pleasant Valley Road will consist of 59 units of Senior Housing. This will have 18 one-bedroom and 41 two-bedroom units in the two story, one building apartment complex. It will have an outdoor pavilion with picnic tables for the residents. There will be amenities inside the complex such as a community kitchen and computer lab. All of these will be great assets to the residents. The greatest asset is that this will be centrally located In Mobile for the senior community. The rents are affordable and set by HUD based on 50% and 60% of AMI.

The comprehensive plan states that over 72% of housing units are over 35 years old. It also states that even though this is a very historic neighborhood there is a great need for new housing in Mobile. It also states that 25% of homeowners are currently in multifamily structures. The plan also concludes that most housing is unaffordable due to the combination of housing and transportation costs. Building this new complex that is centrally located in Mobile would give the senior residents an avenue to rent an apartment and be close to all means of needs, grocery stores, doctors, shopping, etc.

The goals for Mobile's Comprehensive Plan is to have Diverse neighborhoods. By putting this apartment complex on Pleasant Valley Road this falls right in line with a diverse neighborhood. You would ultimately bring two lots with multi-family senior apartments nestled in with commercial and single-family residential. Some of the other goals are to have infrastructure and recreational amenities, also active and engaged neighborhood organizations. Within the complex there will be a gym and monthly gatherings for the residents. The seniors can gather and have movie night or potluck dinners among other activities. This promotes great connectivity though out the complex and the neighborhood.

This project on Pleasant Valley Road is in the Suburban Neighborhood District of the Comprehensive Plan, It is in close proximity to I-65 and to Government Street. This location is close to many restaurants, bus stops, gas stations, shopping centers, churches, doctors' offices, and parks. Directly around it is other residential with sidewalks and pedestrian crossings. This is a location that follows the Mobile Comprehensive Plan of the Suburban Neighborhood and would greatly benefit this area of Pleasant Valley Road.

The Future Land Use Plan for this area is Low Density Residential. To rezone this to R-3 Multi-Family Residence Districts and would change this to Medium Density

Residential. Although this is not following the Future Land Use Plan for this exact lot the lot next door is zoned Buffer Commercial. The lot in front is zoned Business commercial. The lot on the other side is single family residential. We believe this give this area a very diverse community to the area and would fit in well with the surroundings.

Section 64-9.A.2.a. of the Zoning Ordinance states that new R-3 districts should contain a minimum of four (4) acres, unless abutting an existing commercially or industrially zoned property. As the proposed lot to be rezoned is 7.01± acres, and abuts commercial zoning, this site exceeds the minimum size recommendations for the creation of a new R-3 district.

While the applicant does not specifically state so, they seem to imply that there is a need to increase the number of sites available to business or industry which makes the proposed rezoning necessary and desirable.

While not depicted on the submitted site plan, a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance must be provided where the site abuts residential property, if approved.

The applicant is proposing to construct a two-story senior living facility with 59 units, and a pavilion. As the pavilion is an accessory structure that does not include living or working space, a Planned Unit Development is not required. The site was previously occupied by a single-family dwelling, but demolition permits were issued in 2019 for that structure.

The site plan does not provide tree planting or landscape area calculations. If approved, it should be noted that the site will be required to fully comply with landscape area requirements, and tree plantings should be coordinated with staff to insure proper spacing for the trees to thrive.

There is no dumpster depicted on the site plan, nor is there a mention of curb side pickup be utilized. If approved, the site plan will need to be revised to either depict a compliant dumpster and enclosure, or include a note stating curb side pickup will be utilized.

As the site is proposed to be a 59-unit senior living development, a minimum of 30 parking spaces are required; the site plan depicts 50 spaces. Therefore, it should be noted that a compliant photometric site plan will be required at the time of permitting.

Finally, it should be noted that the site plan depicts an “easement for fire department access”, which encroaches onto the adjacent property to the West. No justification for this easement is provided, nor has any authorization from the adjacent property owner been submitted. The applicant must have the permission of the adjoining property owner for this easement as well as possible Planned Unit Development approval.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot sizes in square feet and acres;

- 2) retention of the 25-foot minimum building setback lines along Pleasant Valley Road
- 3) full 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. 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. Review and revise the distance labels for the east and west property lines to verify the distance to the reference monument on the east and west property lines. C. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE = 20'. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #78) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 6,400 sf. J. Add a note 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. K. Add a note 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. L. 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. M. Add a note that all existing and 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. N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. P. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 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 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 [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.); and

- 6) compliance with the 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.).*

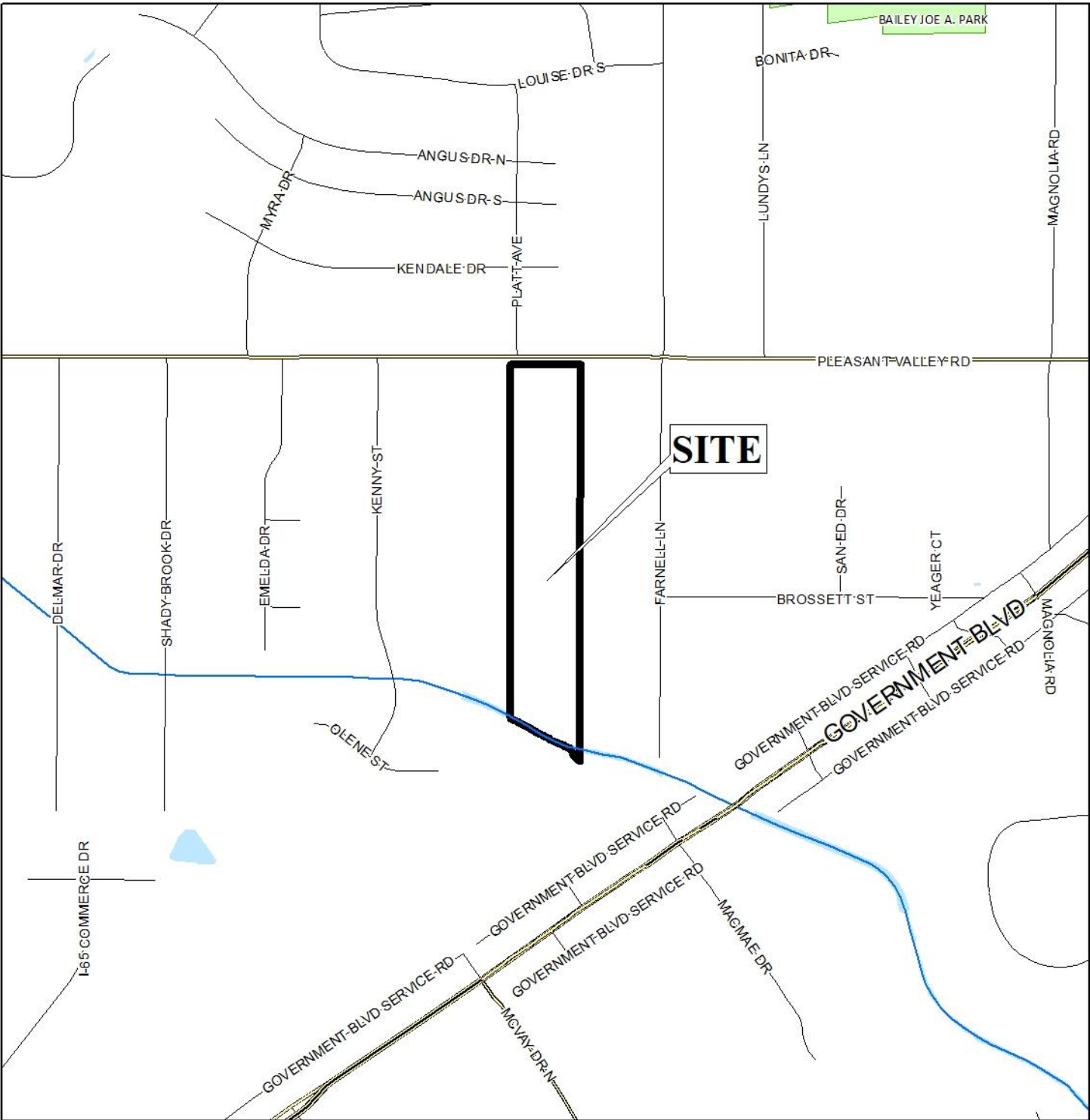
Rezoning: Based on the preceding, this application is recommended for Approval for the following reason:

- 1) there is a need to increase the number of sites available to business or industry.

The rezoning should be subject to the following condition:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



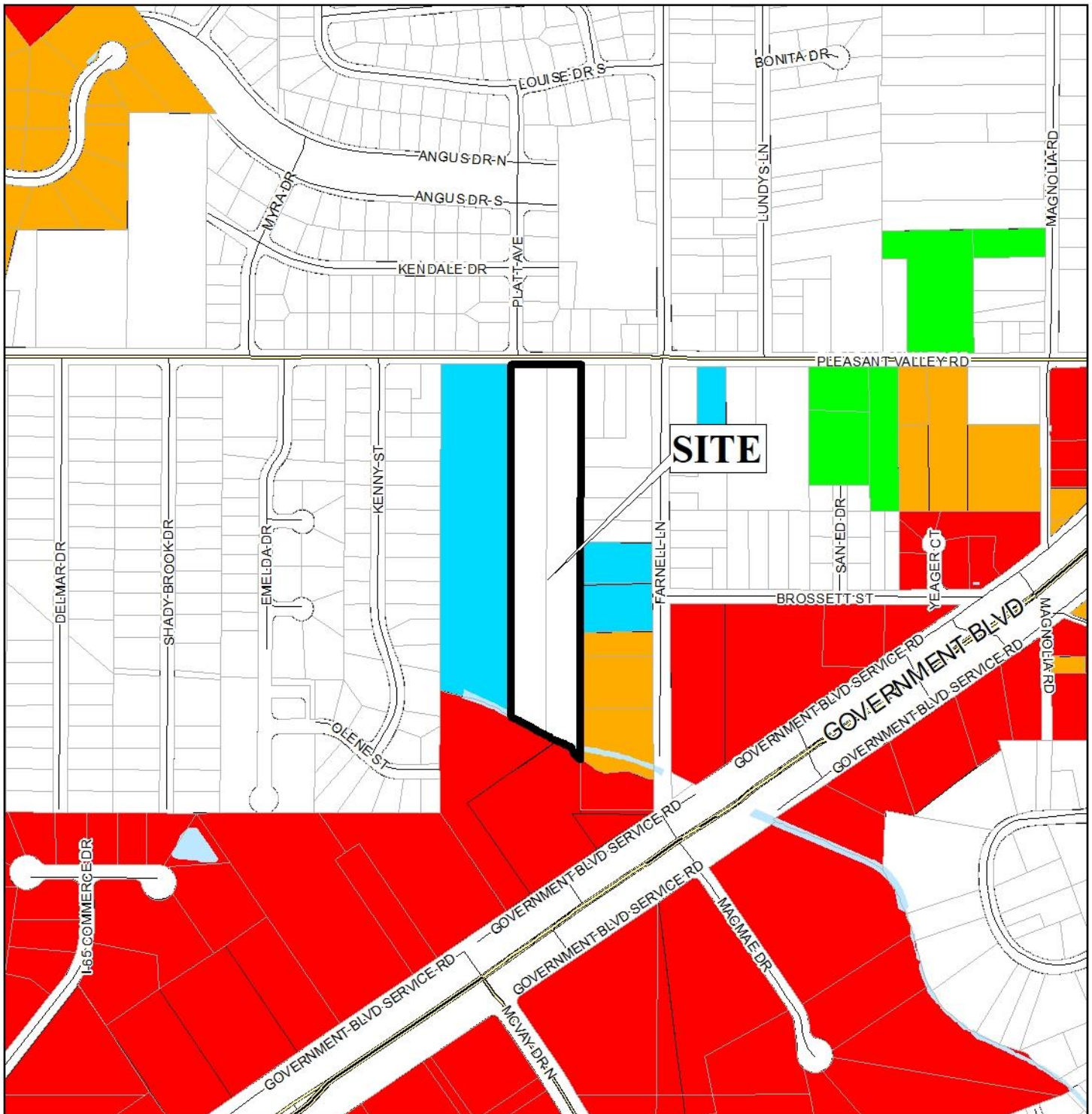
APPLICATION NUMBER 7 DATE February 16, 2022

APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3



LOCATOR ZONING MAP



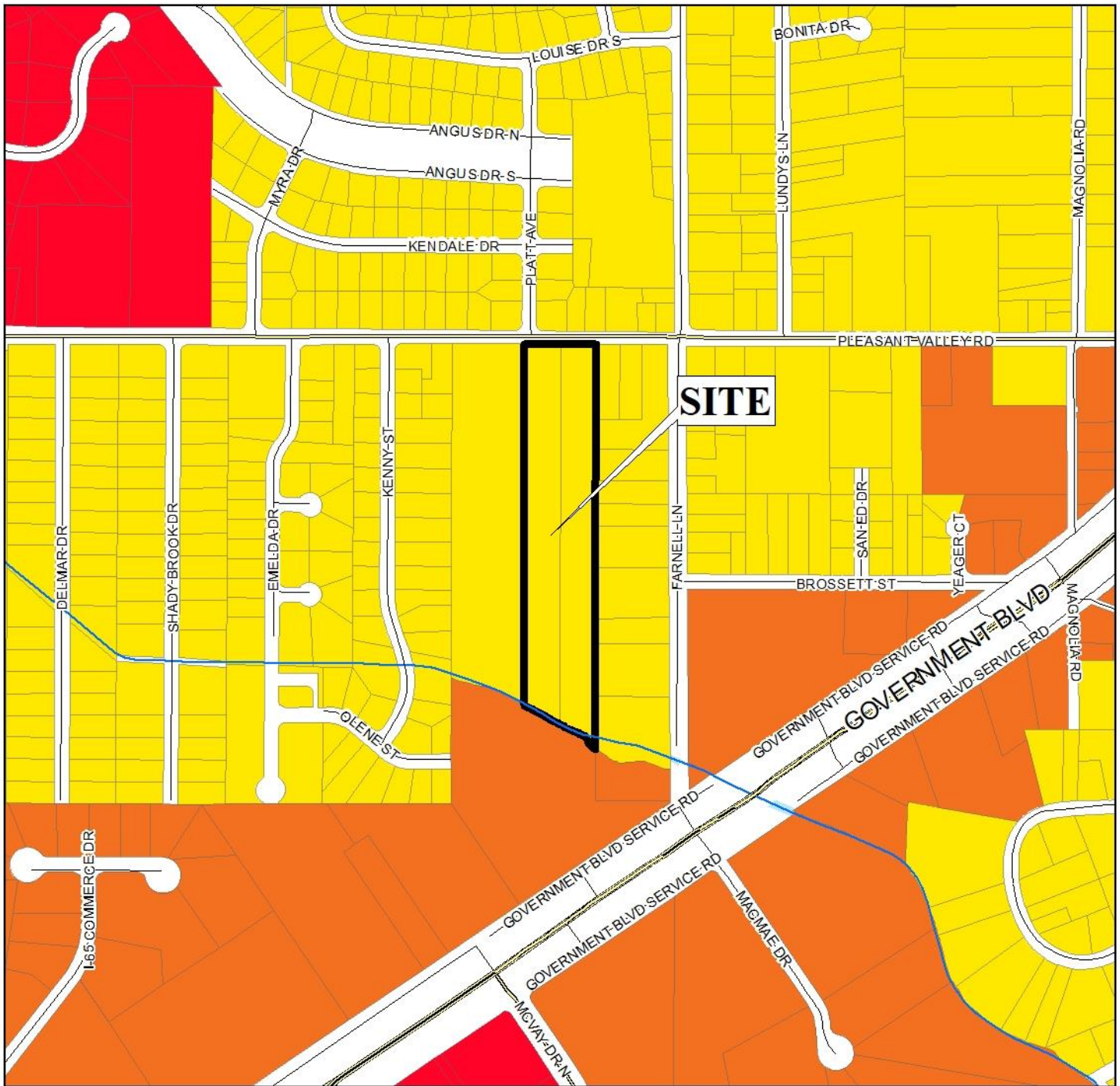
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APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE February 16, 2022

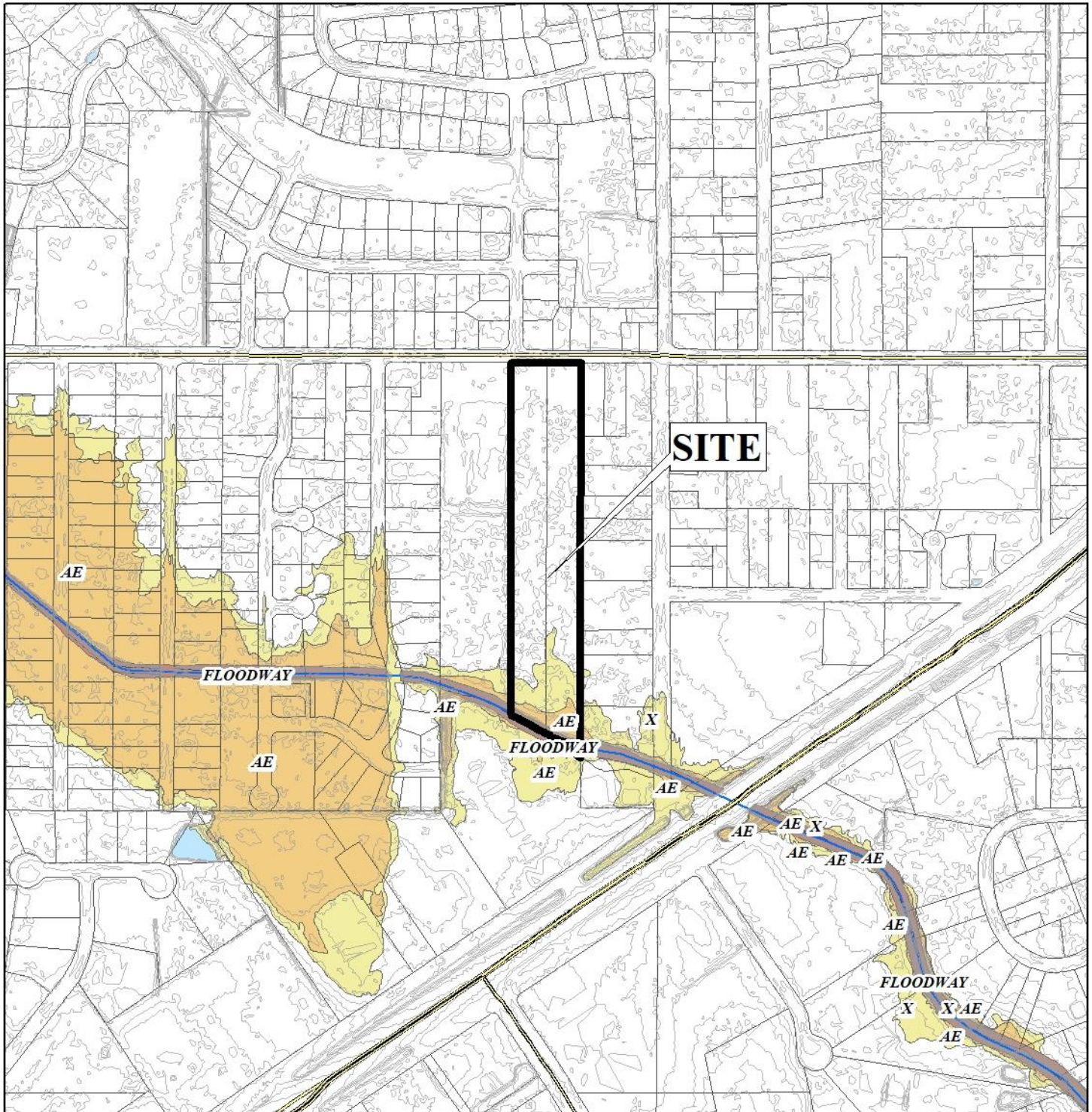
APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3

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



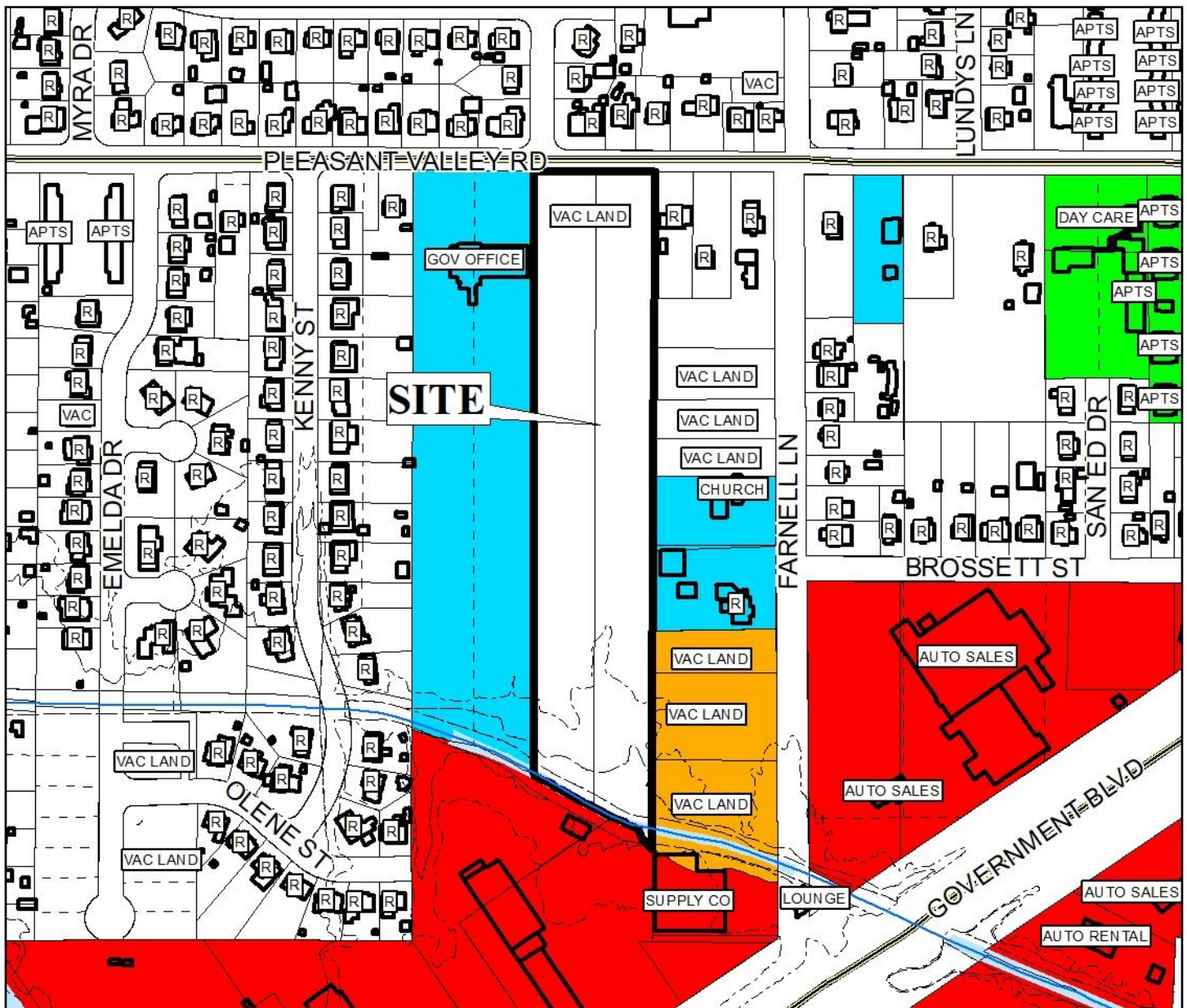
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APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units, churches, and commercial sites.

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APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3

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

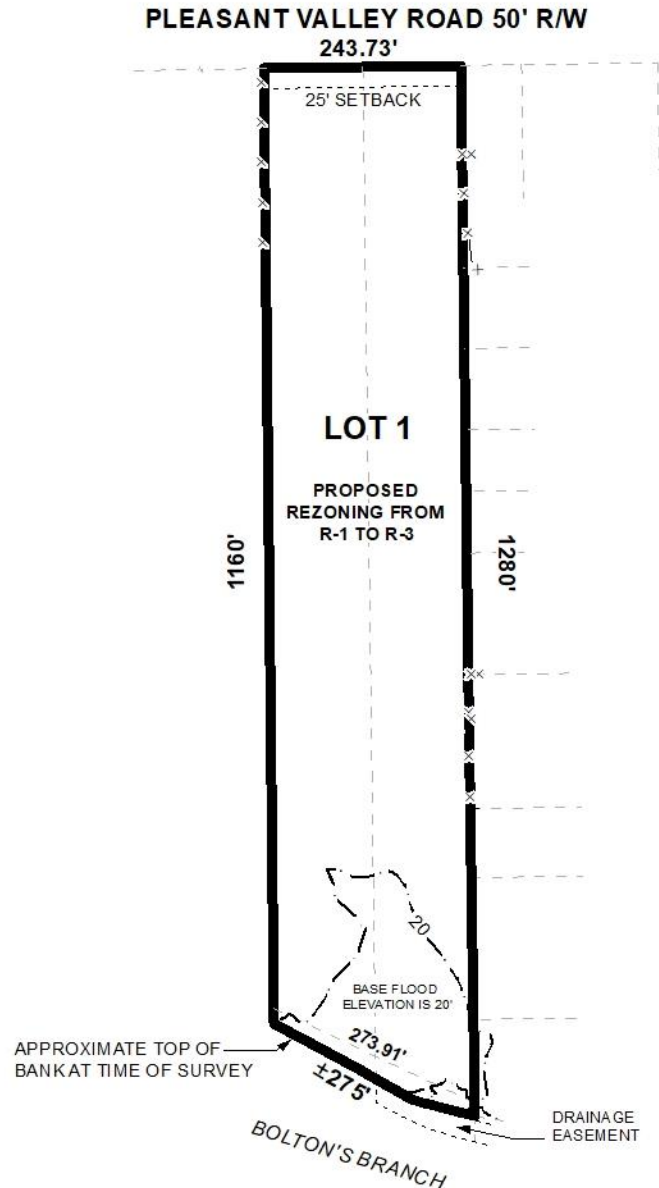


The site is surrounded by residential units, churches, and commercial sites.

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 APPLICANT Pleasant Valley Road Senior Village Subdivision
 REQUEST Subdivision, Rezoning from R-1 to R-3



SITE PLAN

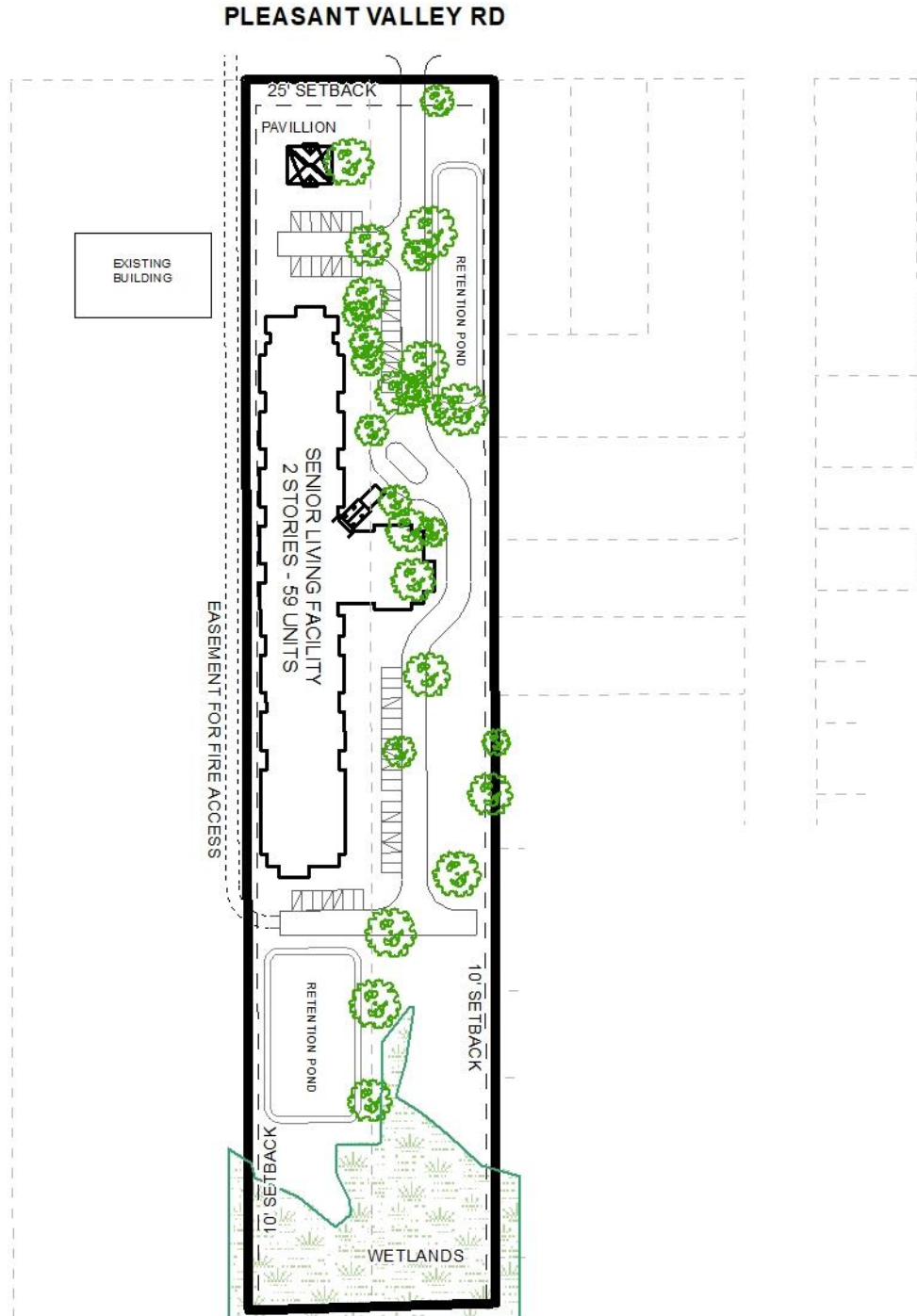


The site plan illustrates the existing setback and easement, and the proposed lot and zoning.

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REQUEST Subdivision, Rezoning from R-1 to R-3



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE February 16, 2022

APPLICANT Pleasant Valley Road Senior Village Subdivision

REQUEST Subdivision, Rezoning from R-1 to R-3



NTS

