

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****November 16, 2017**

<u>DEVELOPMENT NAME</u>	Austill Estate Division Subdivision
<u>SUBDIVISION NAME</u>	Austill Estate Division Subdivision
<u>LOCATION</u>	114 Austill Avenue (North terminus of Austill Avenue, extending to the South side of Austill Place, 140'± East of Carmel Drive East).
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>AREA OF PROPERTY</u>	6 Lots / 3.7± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow a family division subdivision with irregularly-shaped lots and reduced public street frontage, and Subdivision approval to create six legal lots of record from an existing metes-and-bounds parcel.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	

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. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- C. Show and label the existing parcels.
- D. Provide adequate turn-around (public ROW) at the north end of Austill Ave.
- E. Add "COMMISSION" to the MOBILE CITY PLANNING signature block.
- F. Show and label each and every Right-Of-Way and easement. Check the east side of LOT 1.

- G. Provide and label the monument set or found at each subdivision corner.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #79) LOTS 1-6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- J. 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.
- K. 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.
- 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 to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

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, 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.).
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

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 to allow a family division subdivision with irregularly-shaped lots and reduced public street frontage, and Subdivision approval to create six legal lots of record from existing metes-and-bounds parcel. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The applicant is proposing to create six legal lots of record from a metes-and-bounds parcel. The site is currently zoned R-1, Single-Family Residential, and contains one single-family dwelling and a detached garage. The dwelling is proposed to remain on the largest of the proposed lots and the garage is proposed to be removed. The applicant proposes to divide the site into six lots of irregular shape and one of which will have less than 25' of public street frontage. All lots would meet the minimum area requirements of the Subdivision Regulations.

The site has been given a Low Density Residential 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 Low Density Residential districts is residential development where 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, bike-able 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 the subject of a proposed 4-lot subdivision in 2007 which was approved by the Commission, but the Final Plat was never signed and the subdivision expired. All lots proposed with the 2007 request would have had adequate public street frontage and lots would not have been as irregularly-shaped as currently proposed.

Regarding the current request, the applicant states:

"We are submitting a 6-lot subdivision of Ms. Ruth Austill's Estate where we are preserving the existing home site that sits in the center of this irregular shaped property. The property sits on a high ridge and adjoins Austill Place to the north and Austill Avenue to the south. The family, over time, sold off adjacent property that fronts other streets, thus limiting the amount of road frontage for this property. We have provided access to all public roads and lots 2 & 3 are flagged lots which exist consistent with 2 other properties in the area less than 400 feet away (see attachment of two other flagged lots). We ask that a waiver be allowed for irregular-shaped lots based on the existing configuration of our property and the presence of flagged shaped lots in the near vicinity. We have placed an access easement for ingress, egress, & utilities to the north for lots 2, 3, and 4 to utilize an existing driveway coming off Austill Place. We have placed an access easement for ingress, egress, & utilities to the south to benefit lots 3, 4, 5, & 6 that ties into Austill Avenue to the south using an existing driveway. There is a detached garage that will be removed as noted on the PUD along common line between lots 3 and 4. Our setbacks are at 25 feet either along the existing public right of ways or proposed access easements. Any large oak trees shown we plan to preserve during construction of home sites."

“Ms. Austill has lived on the property for 50 plus years and is looking to downsize for maintenance reasons, as it is a lot of property to maintain. Her family has owned the property since the mid-to-late 1800’s and we are trying to preserve the integrity of the existing home site while utilizing the balance of the property for future home sites. The lot sizes and configuration are comparable with the surrounding properties and we are asking that the estate be divided as Ms. Austill has requested.”

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.

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. 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. Also, please note that PUDs expire within one year if no permits are obtained.

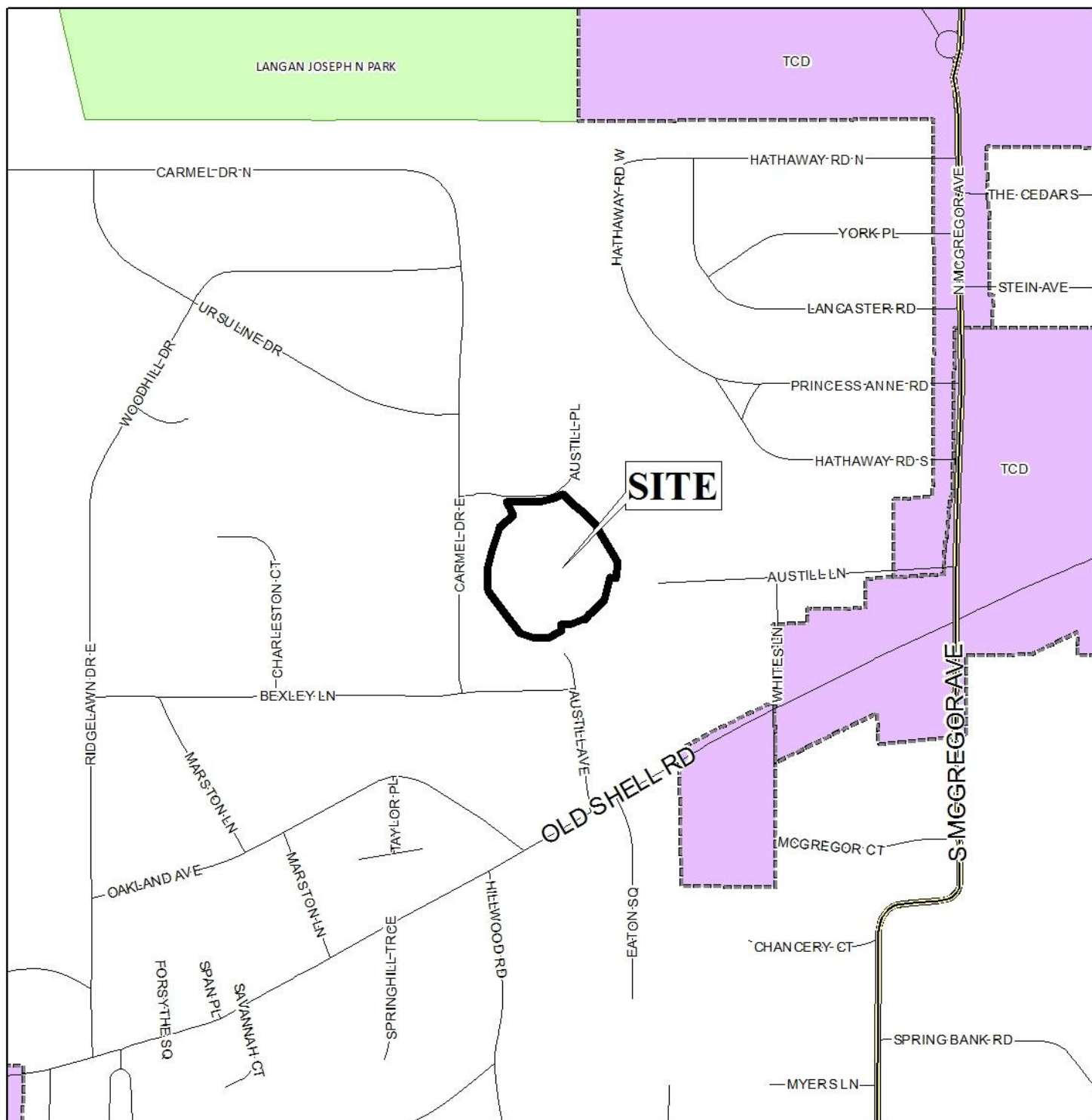
As per the Engineering comments, an adequate turn-around (public ROW) must be provided at the north end of Austill Avenue. As this may alter the configuration of Lots 5 and 6, these applications should be heldover to the meeting of December 21st to allow the applicant to coordinate with Engineering on the required dedication to provide the right-of-way for the turn-around. It is also advised that the Fire Department should be consulted as to what size turn-around is required to meet the current Fire Code standards.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for holdover to the meeting of December 21st to allow the applicant to coordinate with Engineering on the required dedication to provide adequate right-of-way for a turn-around at the North end of Austill Avenue. It is also recommended that the Fire Department should be consulted as to what size turn-around is required to meet the current Fire Code standards.

Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the meeting of December 21st to allow the applicant to coordinate with Engineering on the required dedication to provide adequate right-of-way for a turn-around at the North end of Austill Avenue. It is also recommended that the Fire Department should be consulted as to what size turn-around is required to meet the current Fire Code standards.

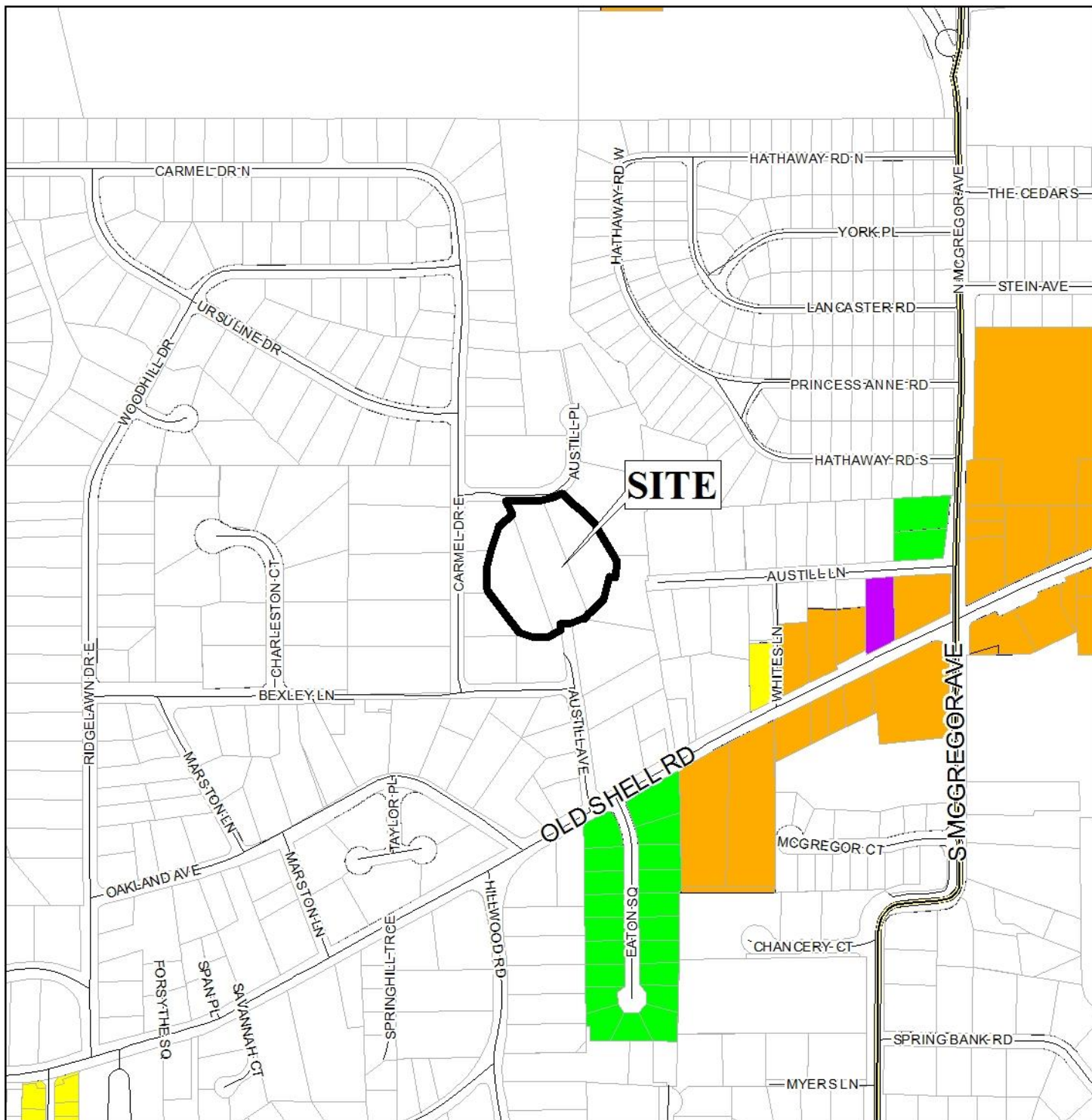
LOCATOR MAP



APPLICATION NUMBER 8 DATE November 16, 2017
 APPLICANT Austill Estate Division Subdivision
 REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE November 16, 2017

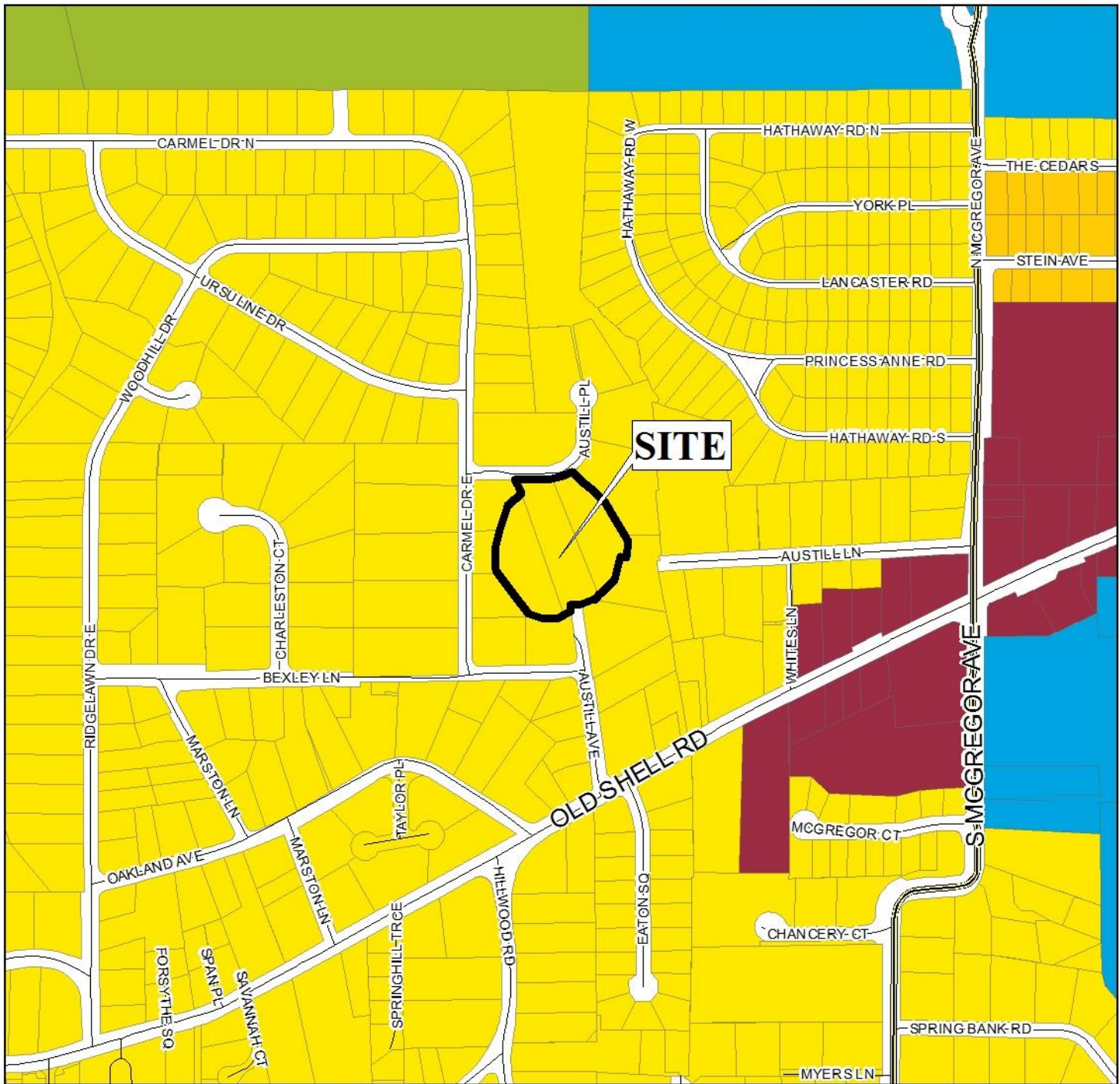
APPLICANT Austill Estate Division Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE November 6, 2017

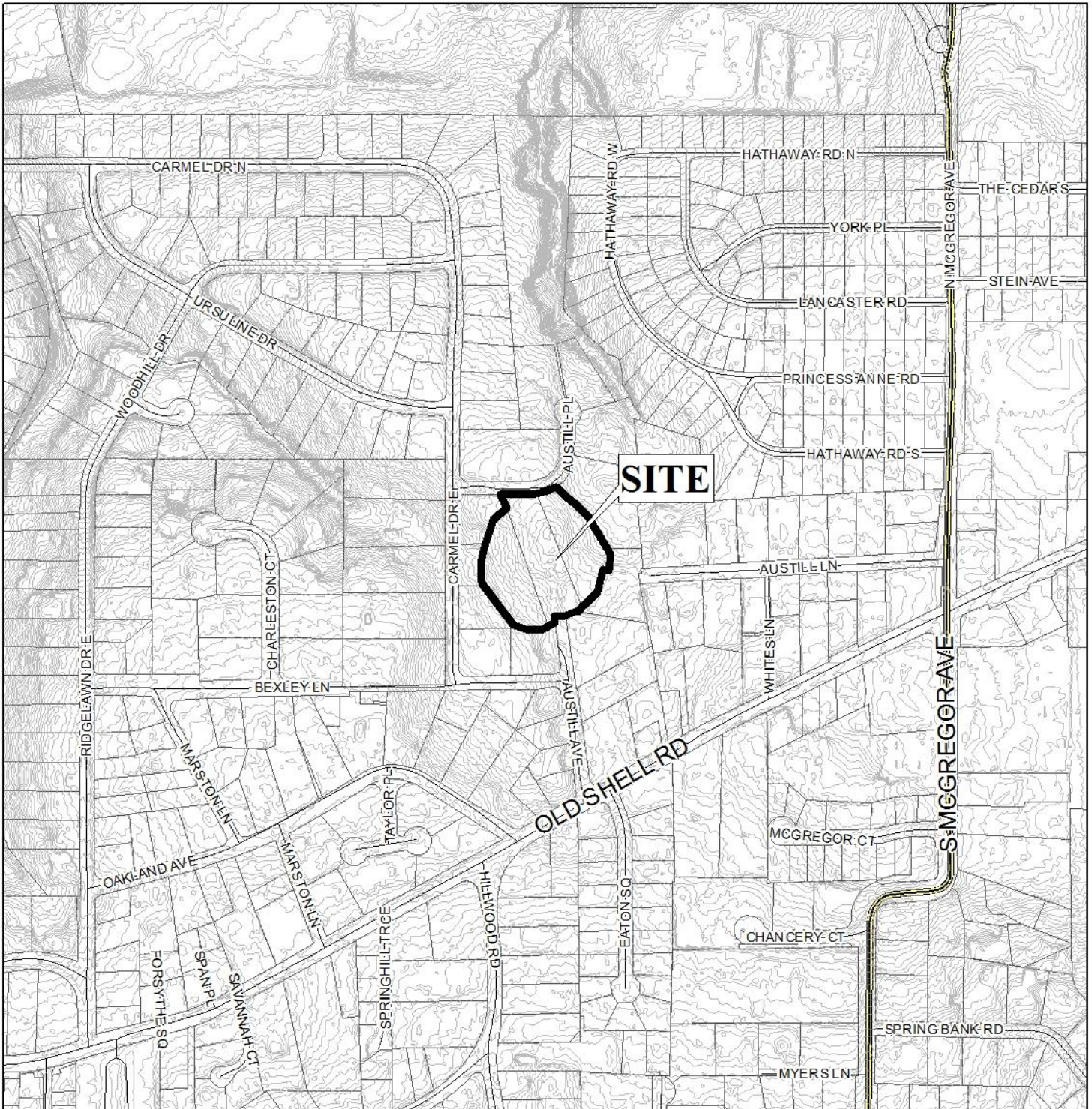
APPLICANT Austill Estate Division Subdivision

REQUEST Subdivision, Planned Unit Development

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	



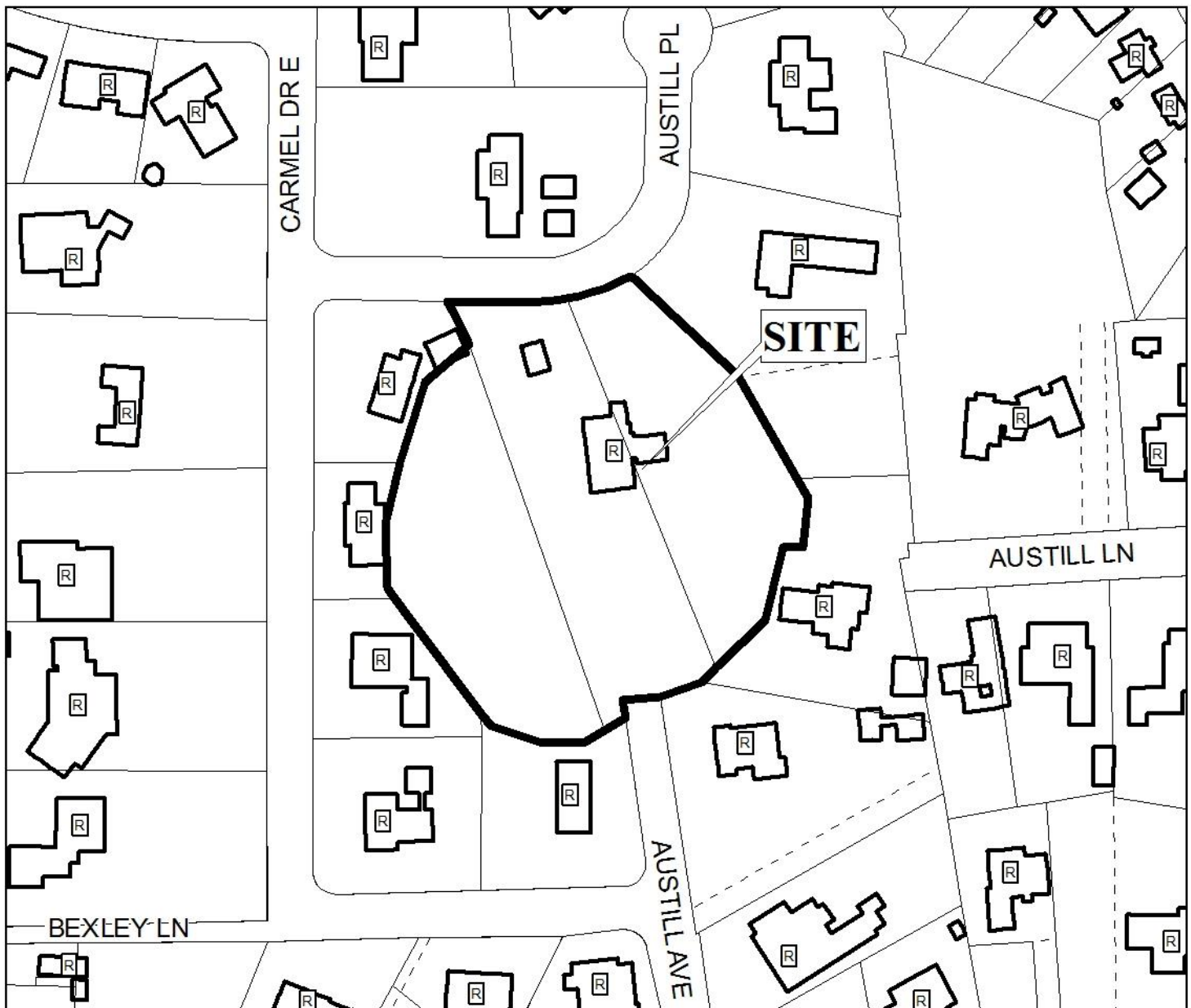
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 8 DATE November 16, 2017
APPLICANT Austill Estate Division Subdivision
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 8 DATE November 16, 2017

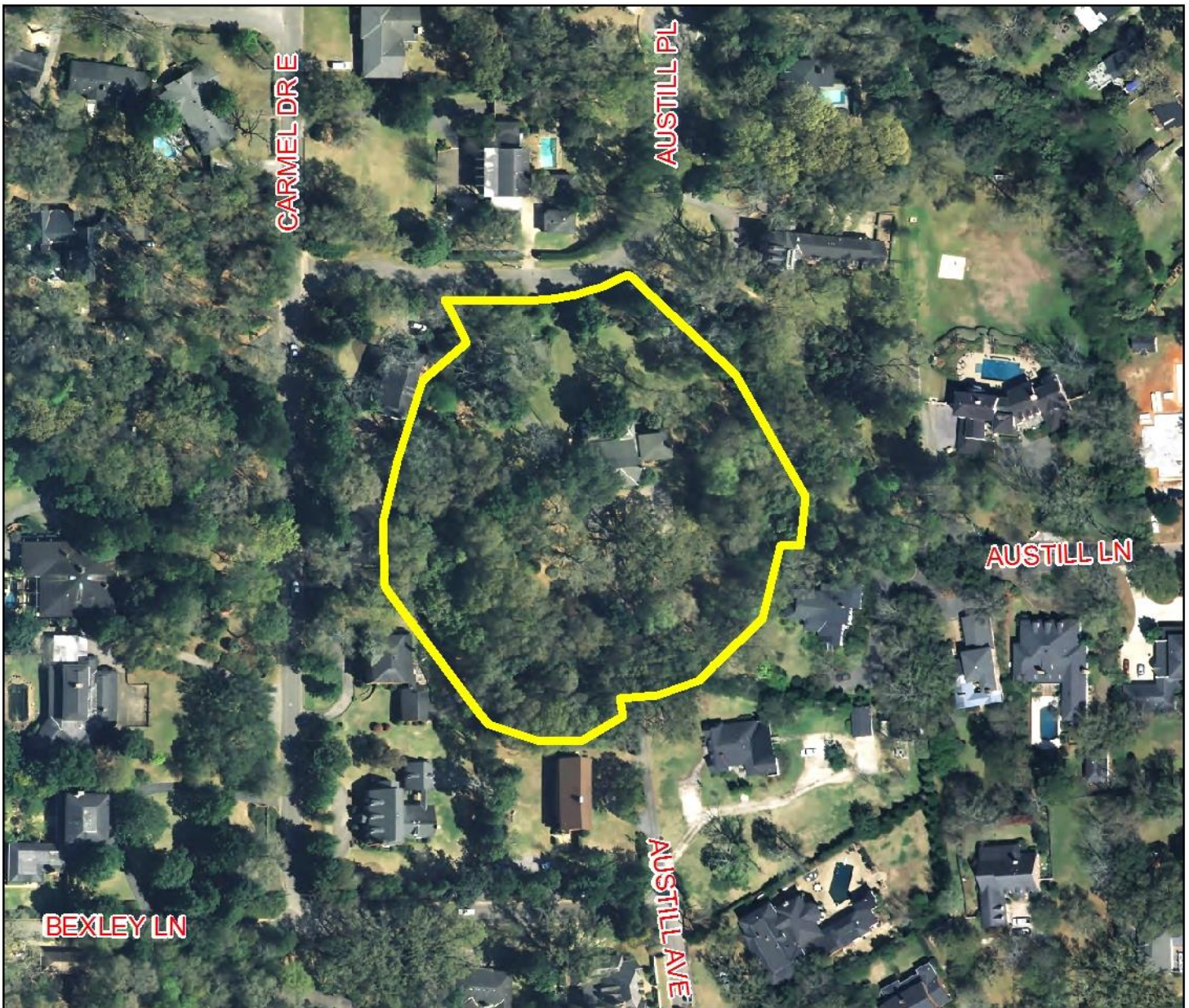
APPLICANT Austill Estate Division Subdivision

REQUEST Subdivision, 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

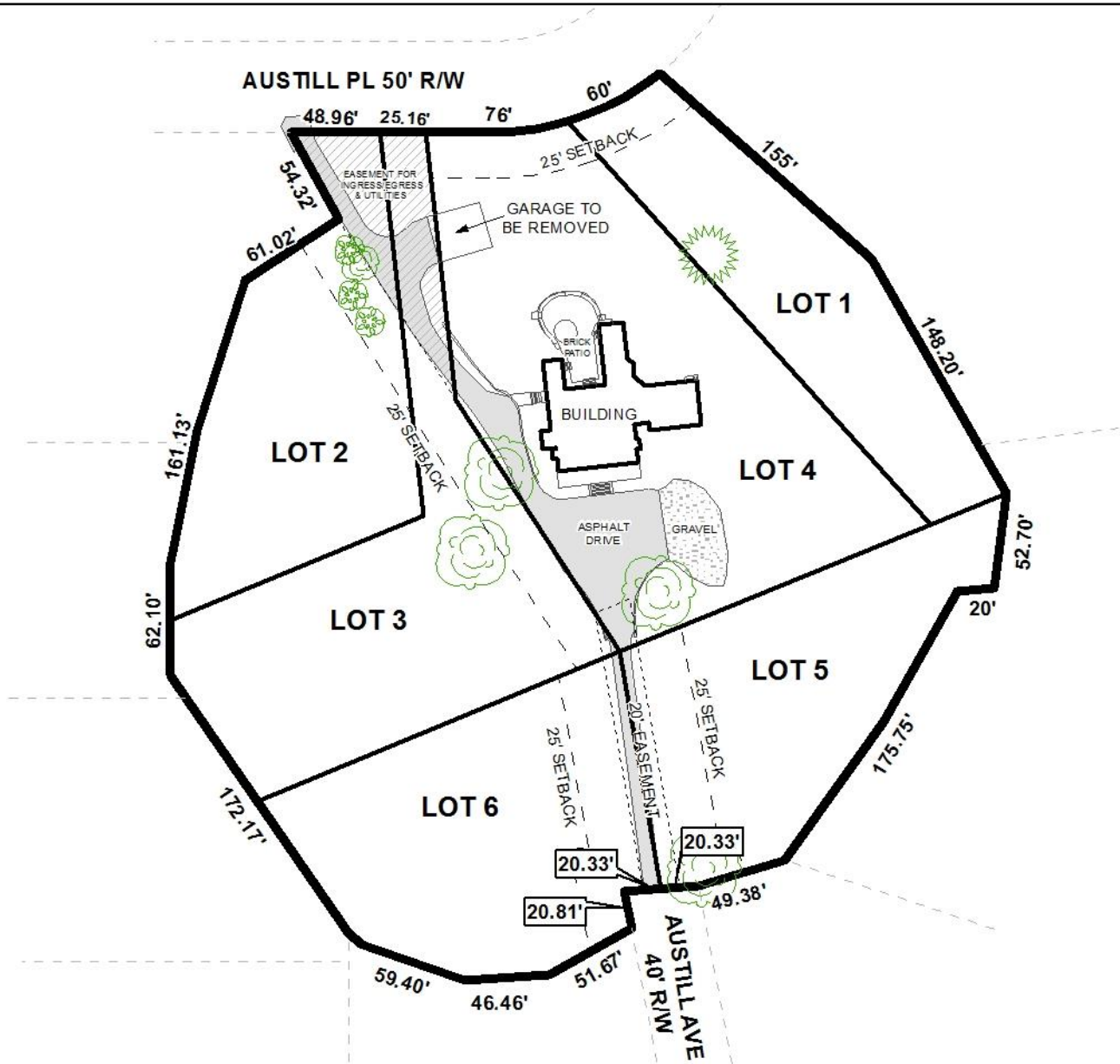


The site is surrounded by single family residential units.

APPLICATION NUMBER 8 DATE November 16, 2017
 APPLICANT Austill Estate Division Subdivision
 REQUEST Subdivision, Planned Unit Development



SITE PLAN



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

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 APPLICANT Austill Estate Division Subdivision
 REQUEST Subdivision, Planned Unit Development

