

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

Sunset Hill Subdivision, Unit Two, Block B, Resubdivision of Lot 2

**SUBDIVISION NAME**

Sunset Hill Subdivision, Unit Two, Block B, Resubdivision of Lot 2

**LOCATION**143 Westfield Avenue  
(East side of Westfield Avenue, 160'± North of Bit and Spur Road)**CITY COUNCIL  
DISTRICT**

District 6

**AREA OF PROPERTY**

2 Lots / 0.4 ± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow reduced side yard setbacks in a R-1, Single-Family Residential District, and Subdivision approval to create 2 lots.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately.

**ENGINEERING  
COMMENTS****Subdivision**

The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Correct the Subdivision Name to include "...2<sup>nd</sup> Addition" as noted in the description.
- C. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide curve data for the curve along Westfield Ave. for LOT 2A and 2B.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.

- I. 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.
- J. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- K. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.

### **Planned Unit Development**

1. Due to the proposed subdivision, the existing parcel may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options.
2. Label the area shown in the rear of LOT 2B that is shown with two (2) dashed lines and dimensioned at 22' wide.
3. Note that the existing gravel drive shown in the front yard of LOT 2B must be removed.

### **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. 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.
3. 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.
4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

### **TRAFFIC ENGINEERING**

#### **COMMENTS**

Each lot limited to one curb cut to Westfield Avenue, and one shared curb cut to Bit and Spur Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways on Westfield Avenue should be designed to residential standards to minimize the footprint of the driveway. The location of the gate off Bit and Spur Road should be no closer than 20' to the edge of roadway.

### **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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

**REMARKS**

The applicant is seeking Planned Unit Development Approval to allow reduced side yard setbacks in an R-1, Single-Family Residential District, and Subdivision approval to create 2 lots. The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

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 / Subdivision plat will require approval by the Planning Commission.

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 site is zoned R-1, Single-Family Residential District, thus the single-family residential uses are allowed by right. The site is also located in a "Suburban Neighborhood" Development Framework area, according to the recently adopted Map for Mobile Plan. The intentions of the Suburban Neighborhood are as follows:

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

The existing PUD was approved by the Planning Commission in 2003, and the request included the creation of three lots with reduced setbacks and shared access. The application at hand proposes to expand the PUD to include two additional lots, extending the shared access and also including reduced setbacks.

The two new lots will be created from an existing 19,006 square foot lot. It appears that each lot will meet the minimum area requirement of 7,200 square feet, but one of the lots will only have 53 feet of frontage onto Westfield Avenue. The reduced lot width and size will be consistent with the other lots created in 2003 as part of the original PUD, but are generally out of character with the remainder of the Sunset Hills subdivision. That being said, there have been other subdivisions of lots within the greater Sunset Hills subdivision, and such may continue to occur

as the older homes and lot sizes prove unsuitable for current needs. Thus a waiver of Section V.D.2. may be appropriate.

The applicant is also requesting reduced setback for a proposed storage shed. The reduced setback requested is 3.5 feet, and would be from an internal property line between proposed Lots 2B and 2A. All other front, side and rear setbacks for the two proposed lots will meet the minimum requirements of the Zoning Ordinance (25 feet, 8 and 12 feet, and 8 feet, respectively). Should the Commission approved the reduce setback, it should be subject to compliance with applicable Building and Fire codes.

No request for increased site coverage was included with the application, thus the standard 35% site coverage would apply.

No new walls or fences appear to be depicted on the site plan. Permits will be required for any new walls or fences, and the maximum height is limited to 8 feet, except within the 25-foot setback, where the maximum height is limited to 3 feet.

The new lots front onto Westfield Avenue, a minor street with adequate right-of-way. The site plan provided with the PUD depicts that each lot will have one curb-cut onto Westfield Avenue, thus a note should be placed on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards.

The PUD site plan shows that the curb-cuts from Westfield Avenue will only serve guest parking areas, while resident parking will be accessed by the common driveway along the rear of the lots, which connects to Bit and Spur Road. It appears that the guest parking area will have a depth of 18 feet, which may be sufficient to prevent vehicles from extending into the right-of-way of Westfield Avenue when parked. It should be noted, however, that vehicles parked in the guest parking spaces must not block the right-of-way, including a sidewalk in the right-of-way, if provided.

The applicant also proposes to add a gate to the common driveway, setback 22 feet from the edge of pavement of Bit and Spur Road, but only about 3 feet from the edge of right-of-way. There appears to be sufficient room to provide a greater setback from the edge of right-of-way, which would be preferred due to possible future provision of a sidewalk or the widening of the pavement width along Bit and Spur Road. Staff recommends that the gate be setback at least 20 feet from the edge of right-of-way, and that the gate be designed so that it does not swing towards Bit and Spur Road.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, and with a waiver of Section V.D.2. of the Subdivision Regulations, the request is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that each lot is limited to one curb-cut each to Westfield Avenue, with the size, design and location subject to Traffic Engineering approval and to conform with AASHTO standards;

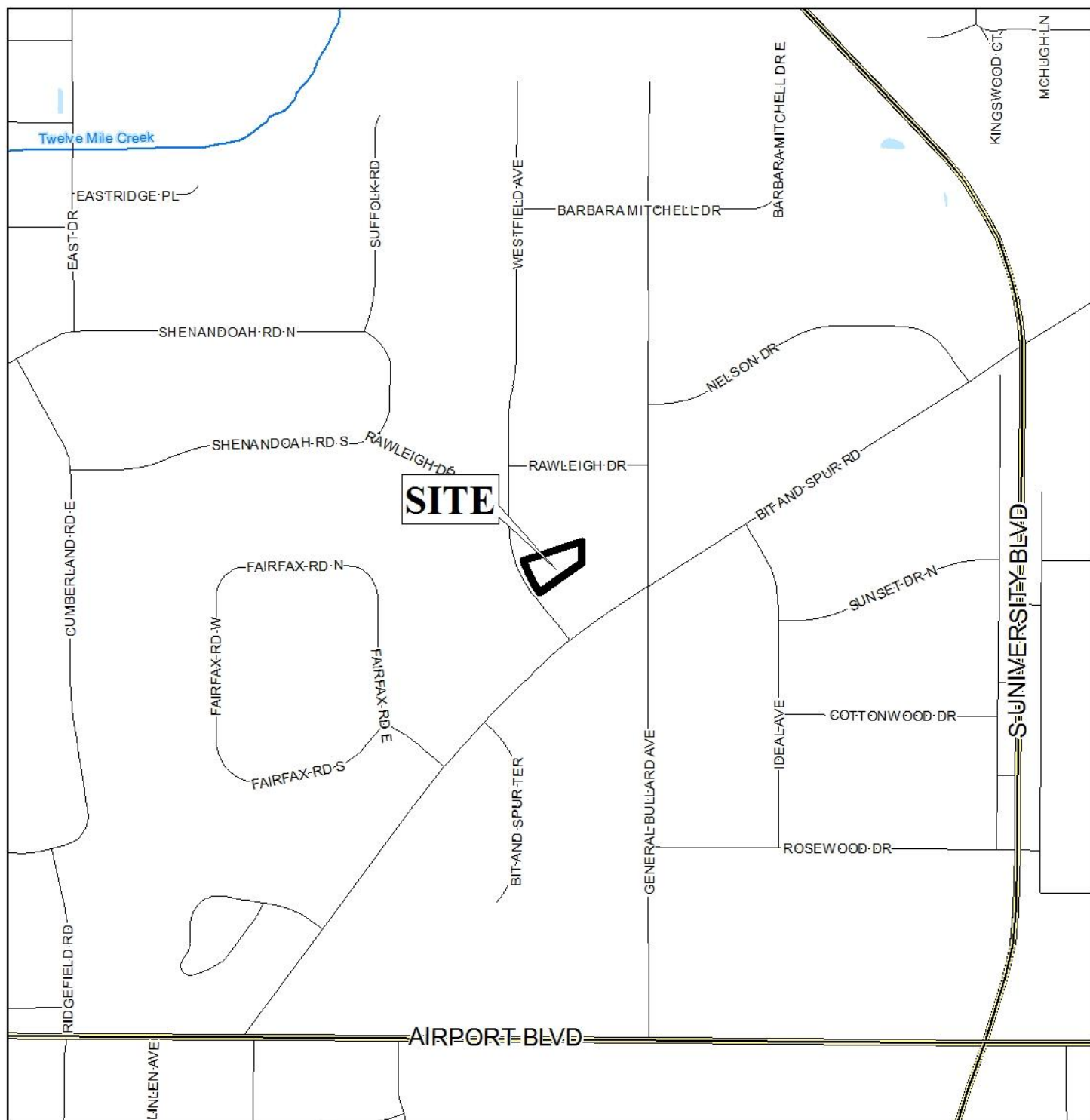
- 2) Labeling of each lot with its size in square feet;
- 3) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. 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. Correct the Subdivision Name to include "...2nd Addition" as noted in the description. C. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Provide and label the monument set or found at each subdivision corner. E. Provide curve data for the curve along Westfield Ave. for LOT 2A and 2B. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. K. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.);*
- 4) Compliance with Traffic Engineering comments (*Each lot limited to one curb cut to Westfield Avenue, and one shared curb cut to Bit and Spur Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways on Westfield Avenue should be designed to residential standards to minimize the footprint of the driveway. The location of the gate off Bit and Spur Road should be no closer than 20' to the edge of roadway.);*
- 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 (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 6) Compliance with 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));*
- 7) Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat; and
- 8) Completion of the Subdivision process prior to any request for permits for new construction.

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

- 1) Permits will be required for any new walls or fences, with the maximum height is limited to 8 feet, except within the 25-foot setback, where the maximum height is limited to 3 feet.
- 2) Placement of a note on the site plan stating that reduced setbacks are limited to as depicted on the site plan, subject to compliance with Building and Fire Code requirements;
- 3) Placement of a note on the site plan stating that total building site coverage for each lot is limited to 35%;

- 4) Placement of a note on the site plan stating that each lot is limited to one curb-cut each to Westfield Avenue, with the size, design and location subject to Traffic Engineering approval and to conform with AASHTO standards;
- 5) Placement of a note on the site plan stating that the Planned Unit Development is additionally limited to one shared curb-cut to Bit and Spur Road;
- 6) Labeling of each lot with its size in square feet;
- 7) Revision of the site plan to relocate the proposed driveway gate to be a minimum of 20 feet from the edge of right-of-way for Bit and Spur Road, with the gate designed so that it will not swing open towards Bit and Spur Road;
- 8) Compliance with Engineering comments (*1. Due to the proposed subdivision, the existing parcel may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 2. Label the area shown in the rear of LOT 2B that is shown with two (2) dashed lines and dimensioned at 22' wide. 3. Note that the existing gravel drive shown in the front yard of LOT 2B must be removed. 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. 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. 3. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 9) Compliance with Traffic Engineering comments (*Each lot limited to one curb cut to Westfield Avenue, and one shared curb cut to Bit and Spur Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveways on Westfield Avenue should be designed to residential standards to minimize the footprint of the driveway. The location of the gate off Bit and Spur Road should be no closer than 20' to the edge of roadway.*);
- 10) 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 (State Act 2015-116 and City Code Chapters 57 and 64).*);
- 11) Compliance with 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)*);
- 12) Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat; and
- 13) Full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 8 DATE May 19, 2016

APPLICANT Sunset Hills Subdivision, Unit Two, Block B, Resubdivision of Lot 2

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 8 DATE May 19, 2016

APPLICANT Sunset Hills Subdivision, Unit Two, Block B, Resubdivision of Lot 2

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	May 19, 2016
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REQUEST	Subdivision, Planned Unit Development		



SITE PLAN



The site illustrates the proposed lots, proposed buildings, setbacks, and fences.

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