

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: April 21, 2016****DEVELOPMENT NAME**

Pastor Joe Bonner- Bey

LOCATION

1867 Prichard Avenue West and 100-110 Joel Court (a private street)
(South side of Prichard Avenue, 310'± West of St. Stephens Road).

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-3, Multi- Family Residential

AREA OF PROPERTY

1 Lot/ 3.27± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. 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.
2. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING
COMMENTS**

Lot is limited to one curb cut to Prichard Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 (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 approval to allow multiple buildings on a single building site.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

This site was most recently approved by the Planning Commission at its December 8th, 2016 meeting to allow a 1-lot subdivision. The applicant is now proposing to construct a 38 unit multi-family development with an office building; thus the request for Planned Unit Development.

Although no narrative was provided, the site plan appears to consist of a 5-phase, 38 unit multi-family development with an office building and play area. There will be a total of 10 buildings on the site, of which 4 buildings will be single unit cottages, 5 buildings will have 6-8 units, and the last building will be utilized as a two story office building.

Due to the phased nature of the project, the annual renewal of the PUD, if approved, will be required until such time as permits for the last phase have been issued. The PUD will be considered complete when the final Certificate of Occupancy has been issued and the final site inspections completed.

The existing road, Joel Court (now a private street), will be modified to provide what appears to be a Fire Code and Subdivision Regulation compliant turn-around, as well as parking. A total of 67 parking spaces are required for the number of dwelling units and office space, but 72 spaces will be provided.

Landscaping information is provided. It appears that the overall site will comply with and exceed the minimum landscape area requirements, however, the site, as designed, will fall short of the required amount of front landscape area: 10,162 square feet of front landscape area is required, and only 9,508 square feet will be provided – a deficiency of 654 square feet. Given that 84,008 square feet of landscape area will be provided overall, well in excess of the required 16,936 square feet, the Commission may wish to consider allowing the reduced front landscape area, as proposed. It should be noted that residential PUDs require a minimum of 700 square feet of “common open space” per dwelling unit, which for this site would be at least 26,600 square feet.

Regarding tree compliance, a chart on the plan shows that 65 trees will be provided, exceeding the minimum requirement of 60 trees (per staff calculations). The site plan, however, does not reflect full tree compliance, as only 44 trees are depicted. The site plan should be revised to ensure that there are a minimum of 13 frontage trees, 22 overstory perimeter trees, and 25 understory trees, for a total of 60 trees.

A privacy fence is depicted on the site plan however the height of the fence is not indicated. While multi-family developments are not required to have a fence buffer where it abuts other uses, if a fence is provided, the height should be specified. A revised plan illustrating the height of the privacy fence will be required (not to exceed eight (8) feet). Also, if a fence is proposed along the front property line or within the front setback area, it cannot exceed three feet in height, unless a special request is included as part of the Planned Unit Development.

A note on the site plan states that compliance with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding lighting will be required. This note should be retained on future site plans.

A dumpster pad is depicted on the site plan however it does not state if the dumpster is enclosed on all three sides or if it is connected to sanitary sewer. Any dumpster placed on the property must be in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and must be illustrated on any revised site plan(s).

Finally, there is no indication on the site plan if a sign associated with the development will be built. If a monument or other type of freestanding identifier sign is anticipated, it should be depicted on the site plan and must comply with the signage requirements of the Zoning Ordinance.

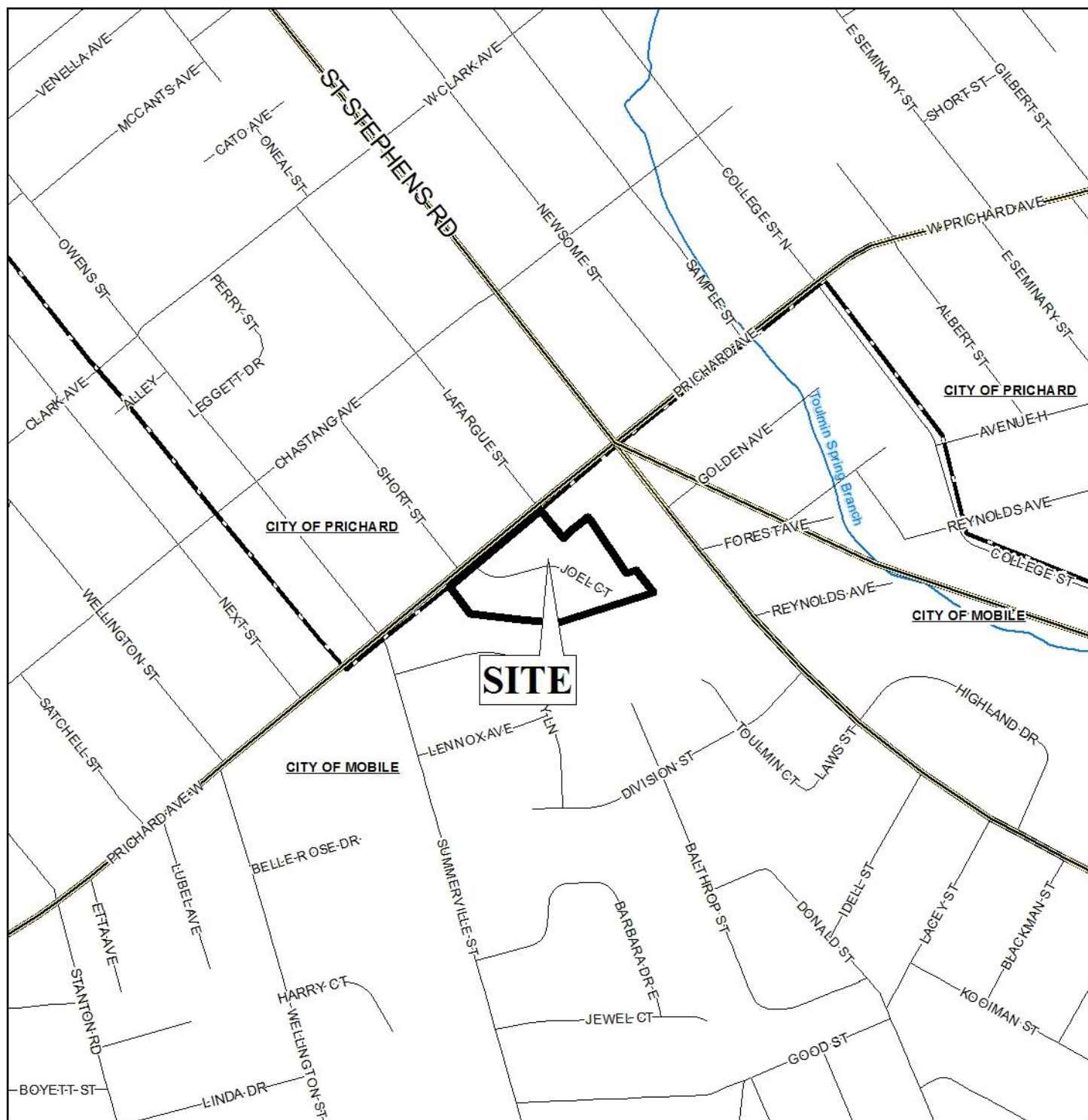
RECOMMENDATION

Based upon the preceding, and with a waiver of the 60% front landscape area requirement of Section 64-4.E.3.a. to allow the landscape area as proposed, this application is recommended for Approval, subject to the following conditions:

- 1) submission of the Final Plat for Bey Estates Subdivision to the Planning and Zoning Department prior to the issuance of permits for new building construction;
- 2) revision of the site plan to illustrate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, noting an enclosure and connection to sanitary sewer;
- 3) notation of the fence height for the depicted privacy fence (not to exceed 8 feet);
- 4) depiction of any other proposed fencing, including the proposed height;
- 5) depiction of any anticipated permanent freestanding signage, meeting Zoning Ordinance requirements for size and placement;
- 6) provision of the landscape area as proposed;
- 7) full compliance with the frontage, perimeter and parking area tree requirements of the Zoning Ordinance;
- 8) annual renewal of the PUD approval until such time as permits for the last phase of development have been issued;
- 9) compliance with site and parking area lighting, as noted on the site plan;

- 10) compliance with Engineering Comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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. 2. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 11) compliance with Traffic Engineering comments (*Lot is limited to one curb cut to Prichard Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 12) 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).*);
- 13) compliance with 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).*);
- 14) submittal of a revised PUD site plan prior to the issuance of building permits or the signing of the Final Plat; and
- 15) compliance with all applicable codes and ordinances.

LOCATOR MAP



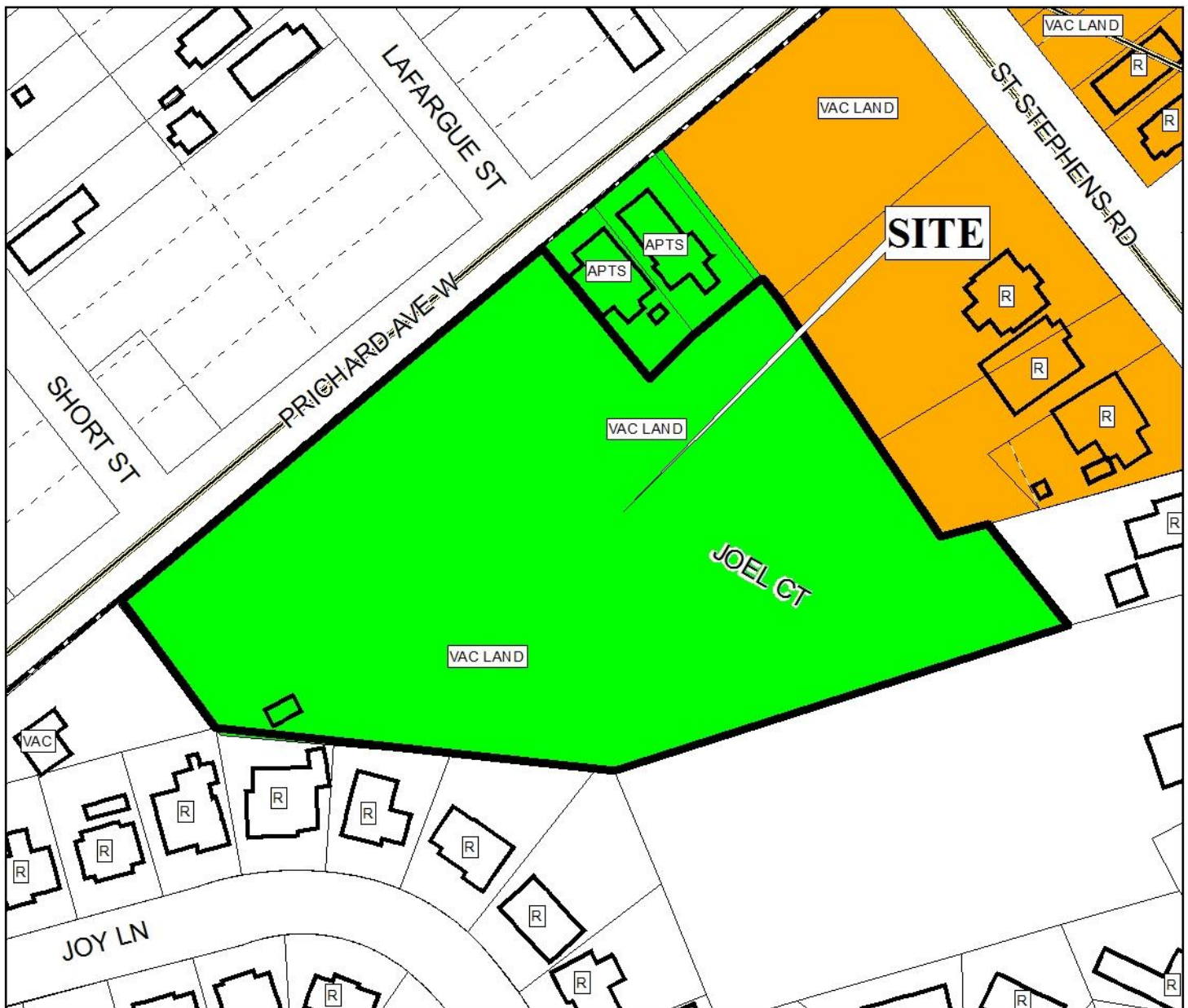
APPLICATION NUMBER 9 DATE April 21, 2016

APPLICANT Pastor Joe Bonner-Bey

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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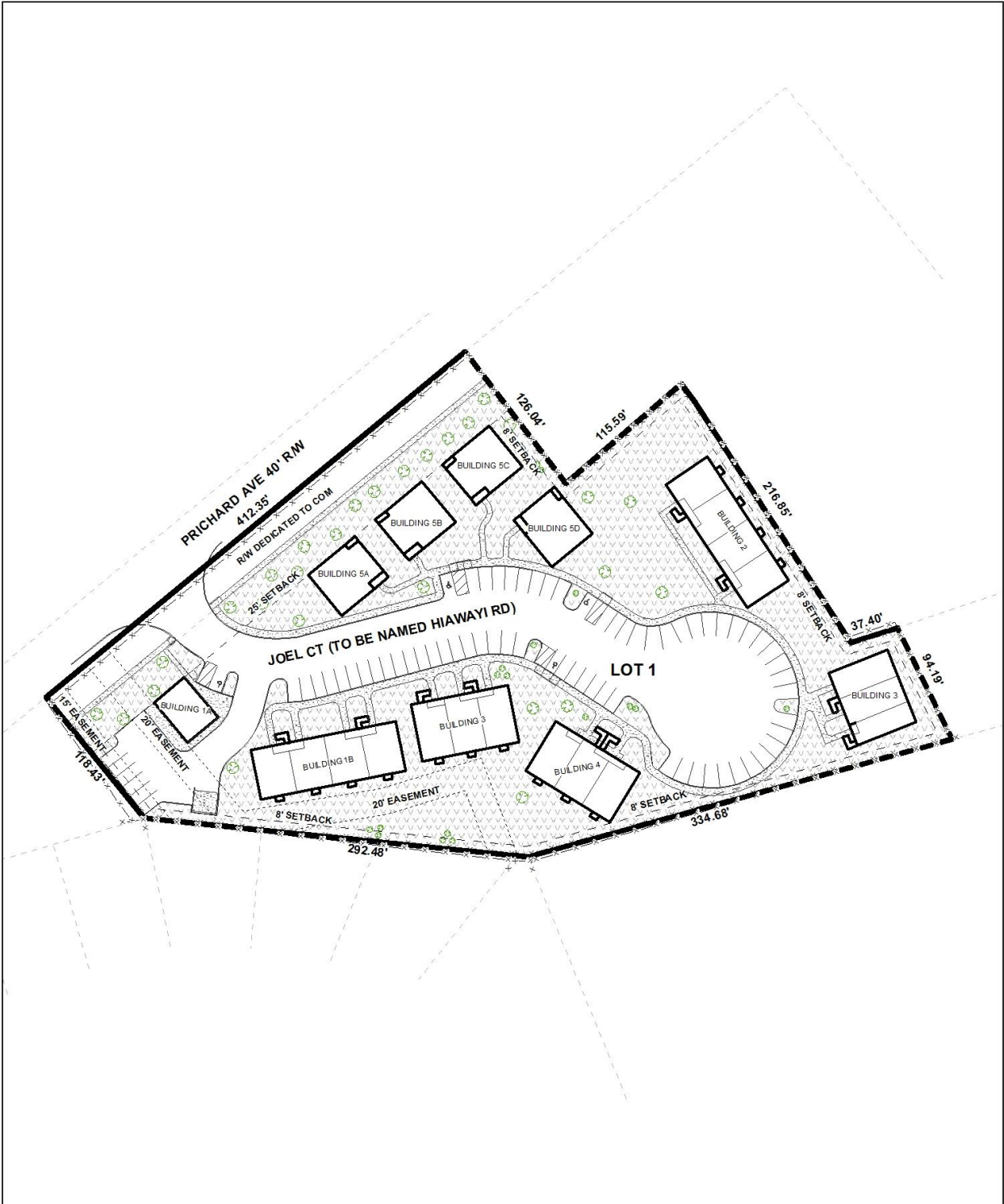
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SITE PLAN



The site plan illustrates the proposed buildings, setbacks, easements, trees, and parking.

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