

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: June 5, 2008**

<b><u>NAME</u></b>	Longleaf Gates Subdivision, Phase One (Revised Plat)
<b><u>SUBDIVISION NAME</u></b>	Longleaf Gates Subdivision, Phase One, (Revised Plat)
<b><u>LOCATION</u></b>	North side of Girby Road 1800'± West of Rue Preserve, and extending Northwest to Lloyds Lane.
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	R-2, Two-Family Residential District
<b><u>AREA OF PROPERTY</u></b>	137 Lots/36.6± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage, and Subdivision approval to create 137-lots and two "Future Development areas".
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	<i>Phase One:</i> Roads constructed, with home construction anticipated to begin immediately upon Commission approval;
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all storm water and flood control ordinances.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	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 61-929 and City Code Chapters 57 and 64).
<b><u>FIRE DEPARTMENT COMMENTS</u></b>	All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile,

and the 2003 International Existing Building Code, as appropriate. Shall comply with Section 508.5.1 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage, and Subdivision approval to amend a previously approved Phased One 137-lot subdivision. Planned Unit Development approval is required to allow a private street, gated subdivision, reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage for any zoning district.

The site was approved by the Planning Commission at its June 21, 2007 meeting as a two-phase, 159-lot subdivision and Planned Unit Development; however, was not finalized. A similar application was approved by the Planning Commission at its June 5, 2008 meeting as a two phased, 163-lot subdivision and Planned Unit Development (PUD) to allow reduced lot sizes (18 town homes single-family lots and 69 detached single-family lots), reduced front yard setbacks (10-feet for the town homes and 15-feet for the detached dwellings), side yard setbacks (5-feet/5-feet on lots 1-11 and 59-119, 3-feet/7-feet on lots 12-58 and 0-feet/0-feet on the town home lots 120-137) and increased site coverage to allow 50% site coverage for detached dwellings on lots 1-11, 59-119 and 75% coverage on town home lots 120-137. As with the previously approved application, Phase One will be gated and served by private streets.

It should be noted that a slight change in the plan to reduce two alleyways in the previously approved Subdivision and Planned Unit Development (PUD) applications necessitates the resubmittal and approval by the Commission. Whereas, the change is considered slight all departments that reviewed the previous applications require review and comments to these changes so that the changes meet the minimum requirements of all codes and ordinances.

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 applications currently under consideration depict only the affected-phase one development, consisting of 137 lots on 36.6± acres, of which 18 lots will be designated for townhomes. Phase One is proposed to be a gated community with private streets, common areas and alleys. As previously mentioned, the change proposed reduces the width of two alleyways, from 55-feet to 45-feet affecting the town home single-family lots 120-137 and 24-feet to 22-feet affecting the detached single-family lots 75-89. With the reduction in these alleyways the lots associated with this reduction will be increased in length; therefore, requiring a waiver of Section V.D.3. Maximum Depth of the Subdivision Regulations for lots 121, 124, 127, 130, 133 and 136.

The amended PUD is required to allow the reduced lot widths, increased density, and reduced setbacks for innovative design as well as private streets. The minimum lot sizes shown on the site plan and plat, and the requested setbacks and site coverages are as follows:

**Phase One** (private streets)

- Single-Family detached dwelling lots: approximately 5,600 square feet
  - Minimum building setback lines
    - 72 Lots (1-11 and 59-119)
      - Front (from ROW): 15 feet
      - Side: 5 feet each side (10 feet total)
      - Rear: 8 feet
    - 47 Lots (12-58)
      - Front (from ROW): 15 feet
      - Side: 3 feet and 7 feet (10 feet total)
      - Rear: 8 feet
  - Maximum building site coverage: 50 % (40% allowed by right in R-2 district)
- Town House lot size: 4,931 square feet
  - Minimum building setback lines
    - Front (from ROW): 10 feet
    - Side: 0 feet each side
    - Rear: 8 feet
  - Maximum building site coverage: 75 % (40% allowed by right in R-2 district)

The applicant states that *“Longleaf Gates will be a continuation of the traditional neighborhood plan underway at The Preserve with the added feature of being a ‘gated’ community.”* The applicant goes on to state *“The proposed family oriented community will afford opportunities not present within most other communities of Mobile along with providing the residents a neighbor friendly yet secure environment similar to that which exists in the historic neighborhoods of Mobile.”*

It should be noted that minor modifications to a previously approved Subdivision and Planned Unit Development (PUD) require the resubmission and approval by the Commission; however, the change in the reduction of two alleyways by 5-feet and 2-feet have no impact on these issues and may be referenced in the **June 5, 2008** staff report. Therefore, all conditions of approval in the recommendations of the Subdivision and Planned Unit Development (PUD) reflect the conditions of approval of the previously approved Subdivision and Planned Unit Development (PUD).

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Finally, it should be pointed out that some of the lots may have slopes exceeding 13%, which will make home construction more challenging than typically found in the Mobile. As some of

the lots with these slopes include townhome sites, retaining walls will likely be required. Building permits are required for all retaining walls, and any wall four (4) feet tall or more, as measured from the base of the footing, will additionally require certification from an engineer.

**RECOMMENDATION**

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

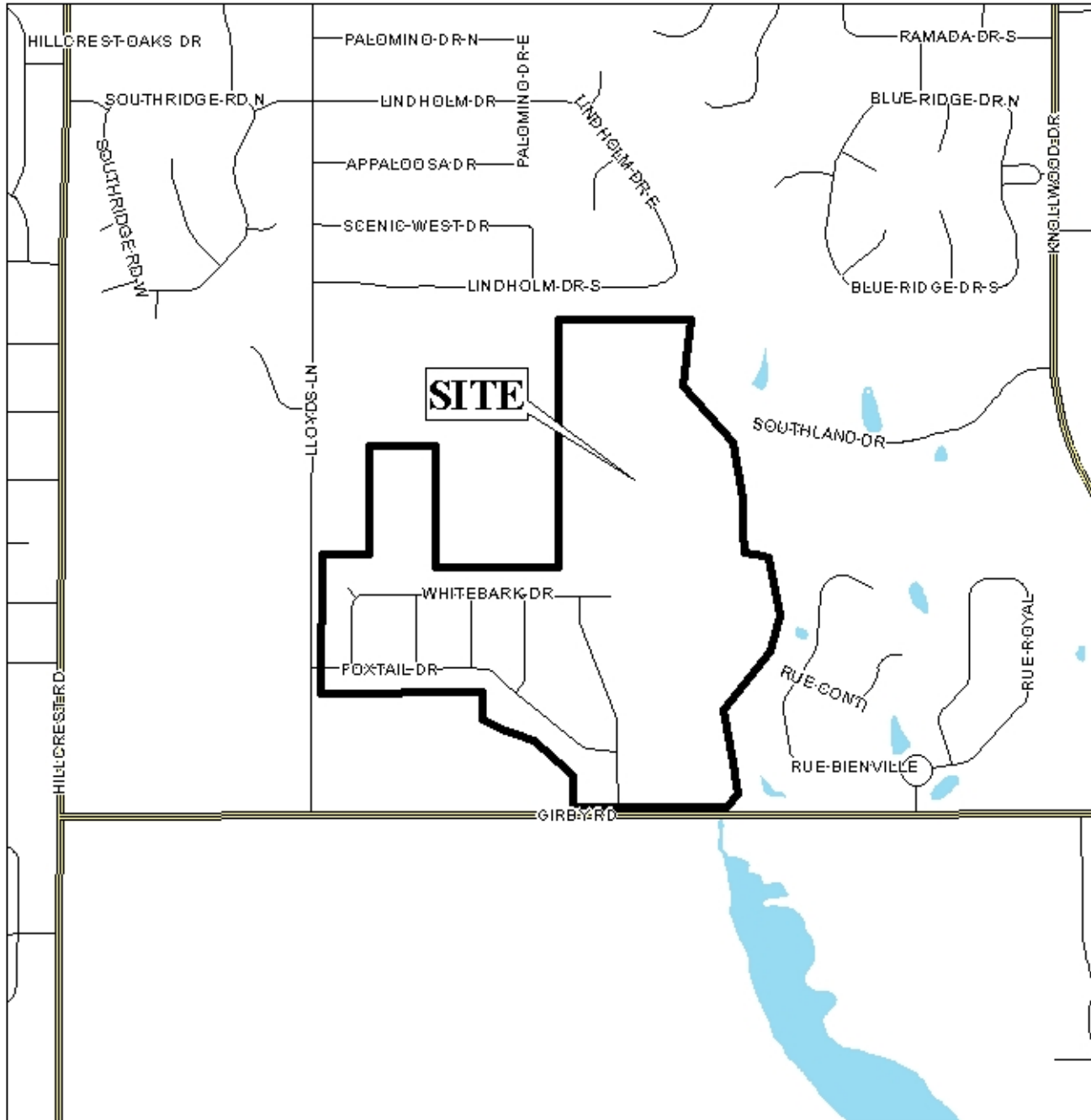
- 1) submission of applications to correct split-zoning conditions in the “future development” area in conjunction with the other future applications that will be required for the area;
- 2) placement of a note on the site plan stating that maintenance of the common areas is the responsibility of the homeowners (association);
- 3) placement of a note on the site plan stating that additional street-stub connections will be required in the “future development area” – to adjacent public streets and landlocked properties (for emergency access only);
- 4) placement of a note on the site plan and plat stating that direct access to Girby Road and Lloyd’s Lane is denied for all lots and common areas, and each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, and each alley is limited to one curb-cut on each end, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 5) full compliance with the Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards*);
- 6) full compliance with Fire comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Shall comply with Section 508.5.1 of the 2003 IFC.*);
- 7) full compliance with 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 61-929 and City Code Chapters 57 and 64).*);
- 8) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 9) revision of the site plan and plat to also include site coverage information for the lots;
- 10) development of the site to be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 11) obtain all necessary federal, state and local permits for wetlands and floodplain issues;
- 12) use of “best management practices” during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;
- 13) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 14) full compliance with all other municipal codes and ordinances.

**Subdivision** With a waiver of Section V.D.2. and V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) submission of applications to correct split-zoning conditions in the “future development” area in conjunction with the other future applications that will be required for the area;

- 2) placement of a note on the plat stating that maintenance of the common areas is the responsibility of the homeowners (association);
- 3) placement of a note on the plat stating that additional street-stub connections will be required in the “future development area” – to adjacent public streets and landlocked properties (for emergency access only);
- 4) placement note on the site plan and plat stating that direct access to Girby Road and Lloyd’s Lane is denied for all lots and common areas, and each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, and each alley is limited to one curb-cut on each end, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 5) full compliance with the Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards*);
- 6) full compliance with Fire comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Shall comply with Section 508.5.1 of the 2003 IFC.*);
- 7) full compliance with 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 61-929 and City Code Chapters 57 and 64).*);
- 8) provision of documentation proving that adequate buildable area is provided for all lots with wetlands;
- 9) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 10) revision of the site plan and plat to also include site coverage information for the lots;
- 11) development of the site to be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) obtain all necessary federal, state and local permits for wetlands and floodplain issues;
- 13) use of “best management practices” during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;
- 14) compliance with Section VIII. of the Subdivision Regulations, regarding the provision of a private street;
- 15) designation on the plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 16) placement of a note on the plat identifying which streets are private, and that they are privately maintained and not dedicated to the public;
- 17) placement of a note on the plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 18) placement of a note on the plat stating that the gate must remain operational and in use as a condition of the continuation of private street status; and
- 19) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



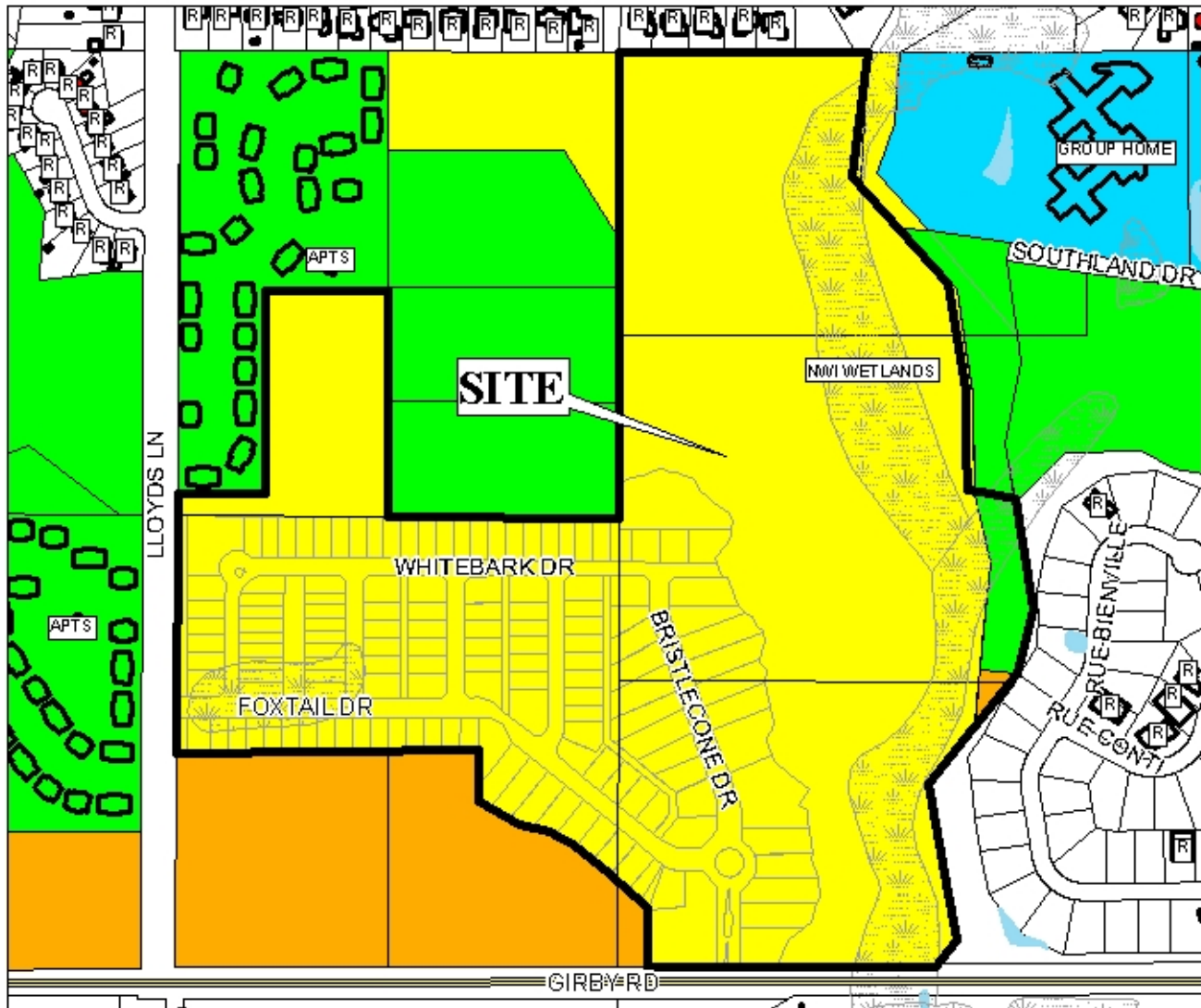
APPLICATION NUMBER 10 & 11 DATE April 16, 2009

APPLICANT Longleaf Gates Subdivision, Phase One (Revised Plat)

REQUEST Subdivision, Planned Unit Development

N  
NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use  
with business land use to the northeast and southwest.

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REQUEST Subdivision, Planned Unit Development

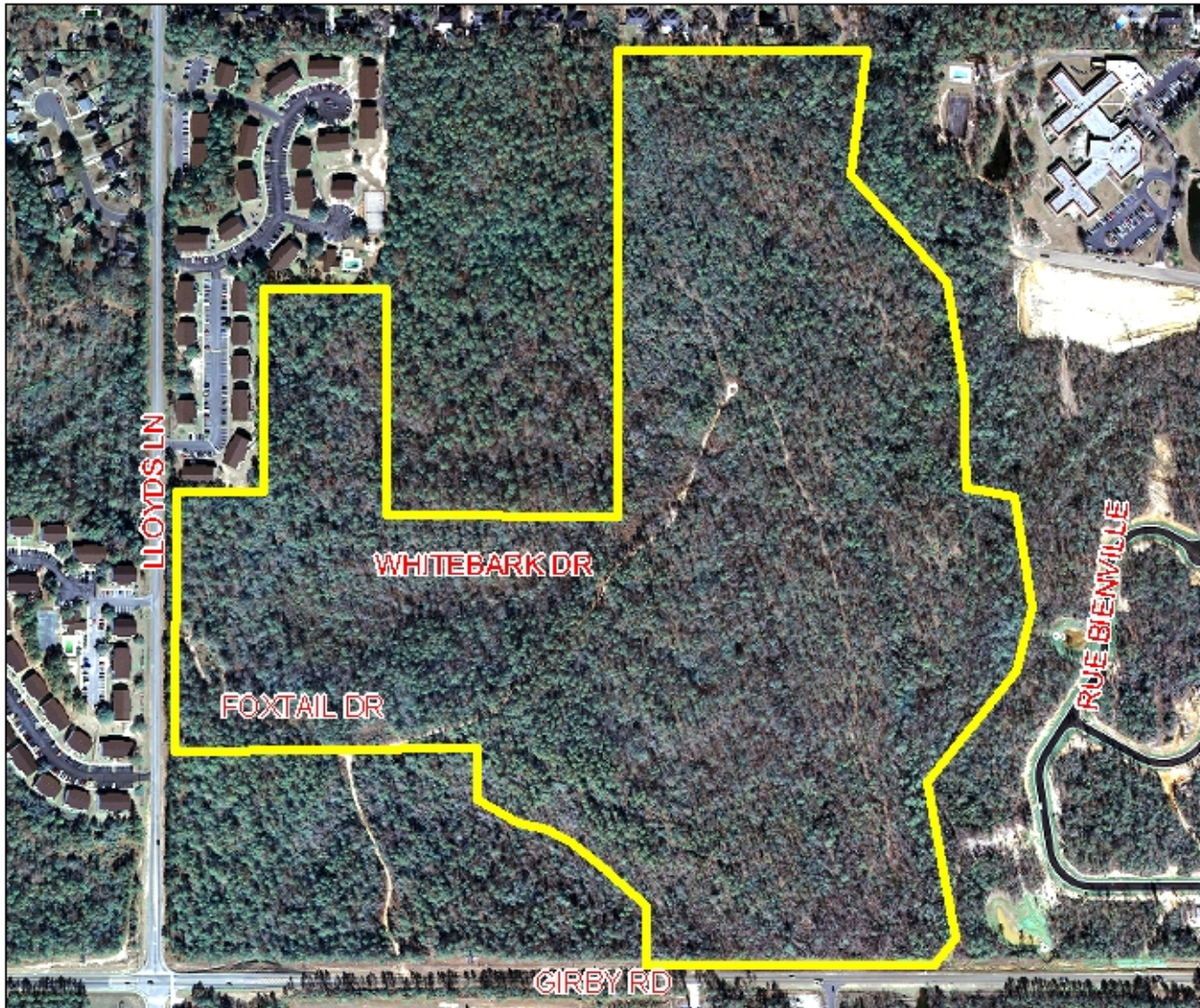
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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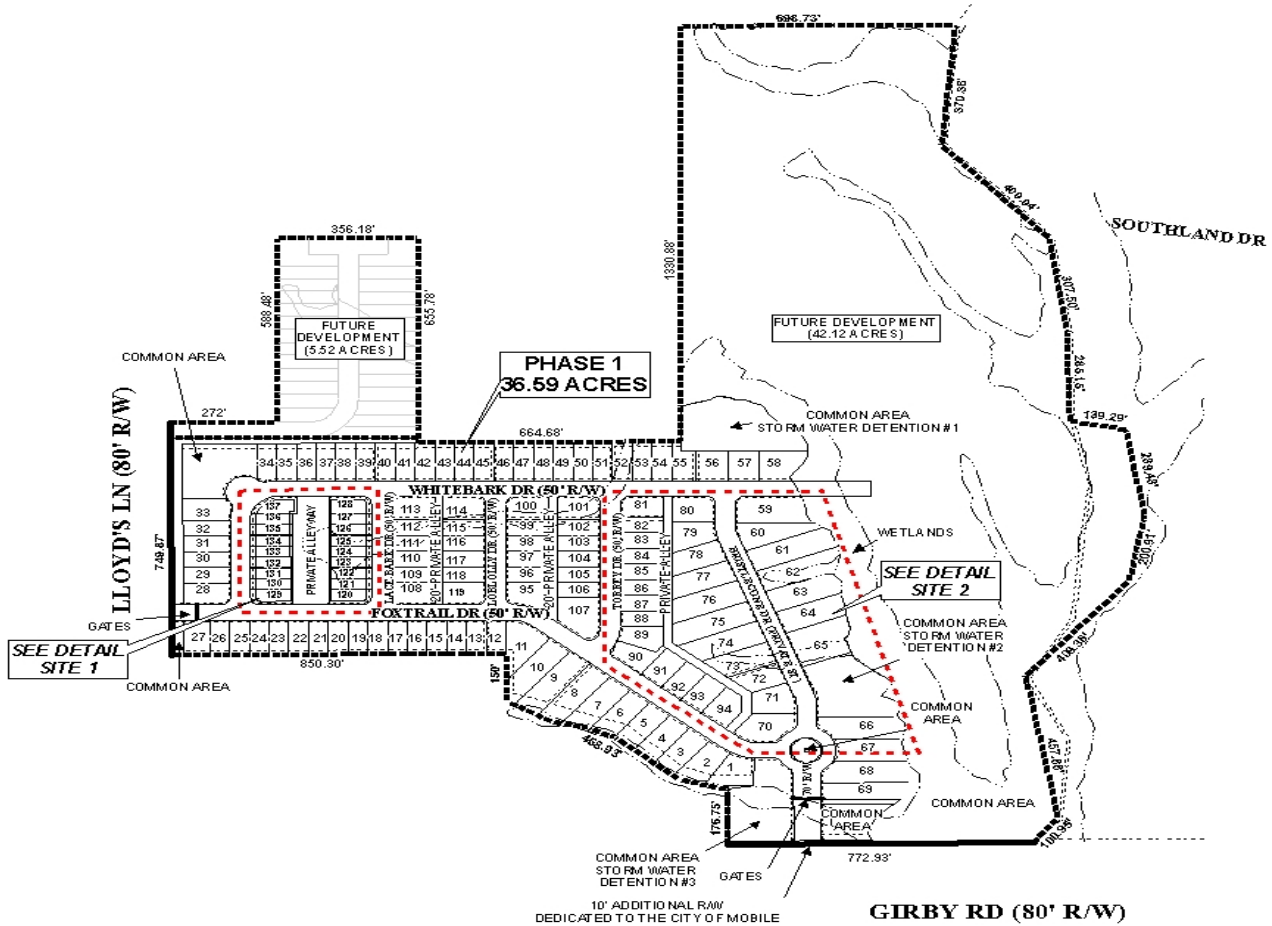
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N  
NTS



# SITE PLAN



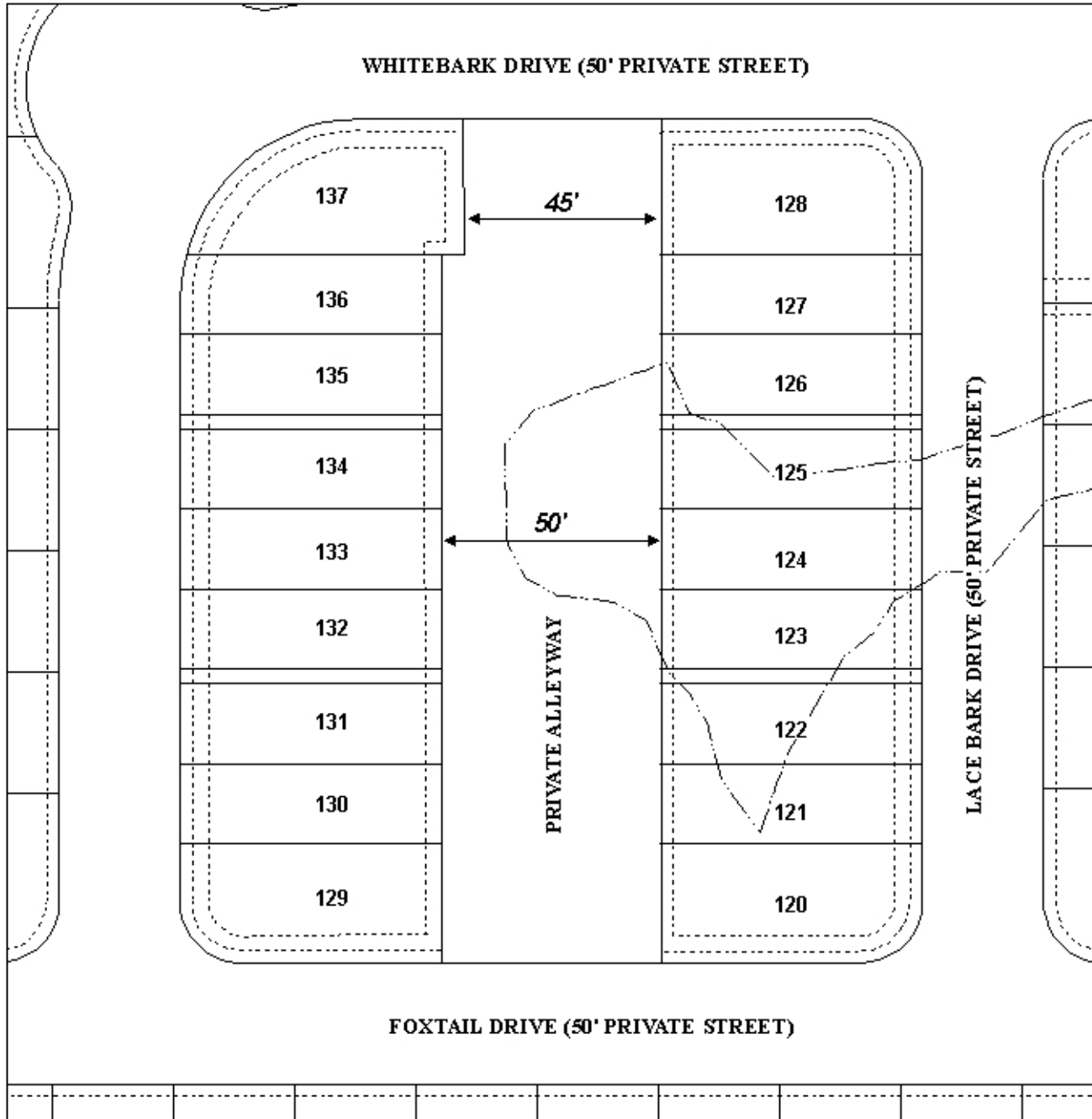
The site plan illustrates the proposed development.  
See detail site plans 1 and 2 for closeups of private alleyways.

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NTS

# DETAIL SITE PLAN 1



APPLICATION NUMBER 10 & 11 DATE April 16, 2009  
APPLICANT Longleaf Gates Subdivision, Phase One (Revised Plat)  
REQUEST Subdivision, Planned Unit Development

N  
NTS

## DETAIL SITE PLAN 2



APPLICATION NUMBER 10 & 11 DATE April 16, 2009  
 APPLICATION Longleaf Gates Subdivision, Phase One (Revised Plat)  
 REQUEST Subdivision, Planned Unit Development

N  
  
 NTS