

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: February 15, 2023

<u>DEVELOPMENT NAME</u>	Rangeline Crossing, Phase Five
<u>SUBDIVISION NAME</u>	Rangeline Crossing, Phase Five Subdivision
<u>LOCATION</u>	Northwest corner of Rangeline Road Service Road and Demetropolis Road.
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>AREA OF PROPERTY</u>	1 Lot / 2.7± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create one (1) legal lot of record from one (1) existing common area and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None provided
<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. Show and label the existing 15' drainage easement from Rangeline Crossing Dr to the new Common Area.
- C. Show and label the monuments found or set at all property corners.
- D. Add a graphic scale.
- E. The applicant will need to locate the spillway for the VA detention pond (ENG-003824-2017) and provide an easement for that drainage.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT A 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 A – NONE.

- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. 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.

Planned Unit Development:

- 1. Provide an updated PUD drawing labeling the new lots.
- 2. Show and label the proposed site layout for LOT A.
- 3. Retain NOTES #1 - #6, as shown on the PUD Site Plan dated January 11, 2023.

TRAFFIC ENGINEERING

COMMENTS

The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with 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 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 (2021 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.

REMARKS

The applicant is seeking Subdivision approval to create one (1) legal lot of record from one (1) existing common area and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The site has been given a District Center (DC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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 across the city to larger areas of existing mixed-use character or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 du/ac) in dynamic, horizontal or vertical mixed use environments, to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types, ranging from mid-rise multifamily buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. DC districts may be served by transit and include development of an intensity and design that supports transit use.

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 site (or parts thereof), have been before the Planning Commission nine (9) times beginning in 2016, most recently at the Commission's August 4, 2022 meeting, where Subdivision and Planned Unit Development approvals were granted. The applicant is currently proposing to take an existing common area for the development, and create one (1) legal lot of record, with the rest of the site to remain in use as a common area.

The applicant states:

THE OWNERS ARE PROPOSING A TWO LOT SUBDIVISION TO CREATE A BUILDING LOT ON THE EAST END OF THE COMMON AREA. THE EXISTING DETENTION POND WILL NOT BE AFFECTED AND WILL BE ON THE SECOND LOT OF THIS SUBDIVISION.

The proposed lots exceed the minimum size requirements of the Subdivision Regulations, and if approved, the lot sizes should be retained on the Final Plat, in both square feet and acres.

The proposed lot has frontage on Rangeline Road Service Road and Demetropolis Road. Rangeline Road and Demetropolis Road are both principal arterial streets, per the Major Street Plan, with existing compliant rights-of-way, making no dedications necessary.

The preliminary plat depicts 25' minimum building setbacks along all street frontages. If approved, this information should be retained on the Final Plat.

A 15-foot water and sewer easement is depicted along the street frontage, thus, a note should be placed on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder.

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. PUD approvals expire within one (1) year if no permits for the development are obtained.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

The applicant does not depict any proposed development for the proposed lot, therefore it is difficult for staff to determine if it will comply with the requirements of the Zoning Ordinance or will be in keeping with the objectives of PUDs, as stated above. Therefore, it is recommended that the applicant submit a conceptual drawing to depict how the site may be developed.

The applicant provided the following information regarding the PUD application:

THE OWNERS HAVE SUBMITTED AN APPLICATION FOR A TWO LOT SUBDIVISION THAT WILL REVISE THE EXISTING APPROVED PUD FOR THE RANGELINE CROSSING SUBDIVISIONS. THE PROPOSAL WILL CREATE ONE ADDITIONAL BUILDING LOT.

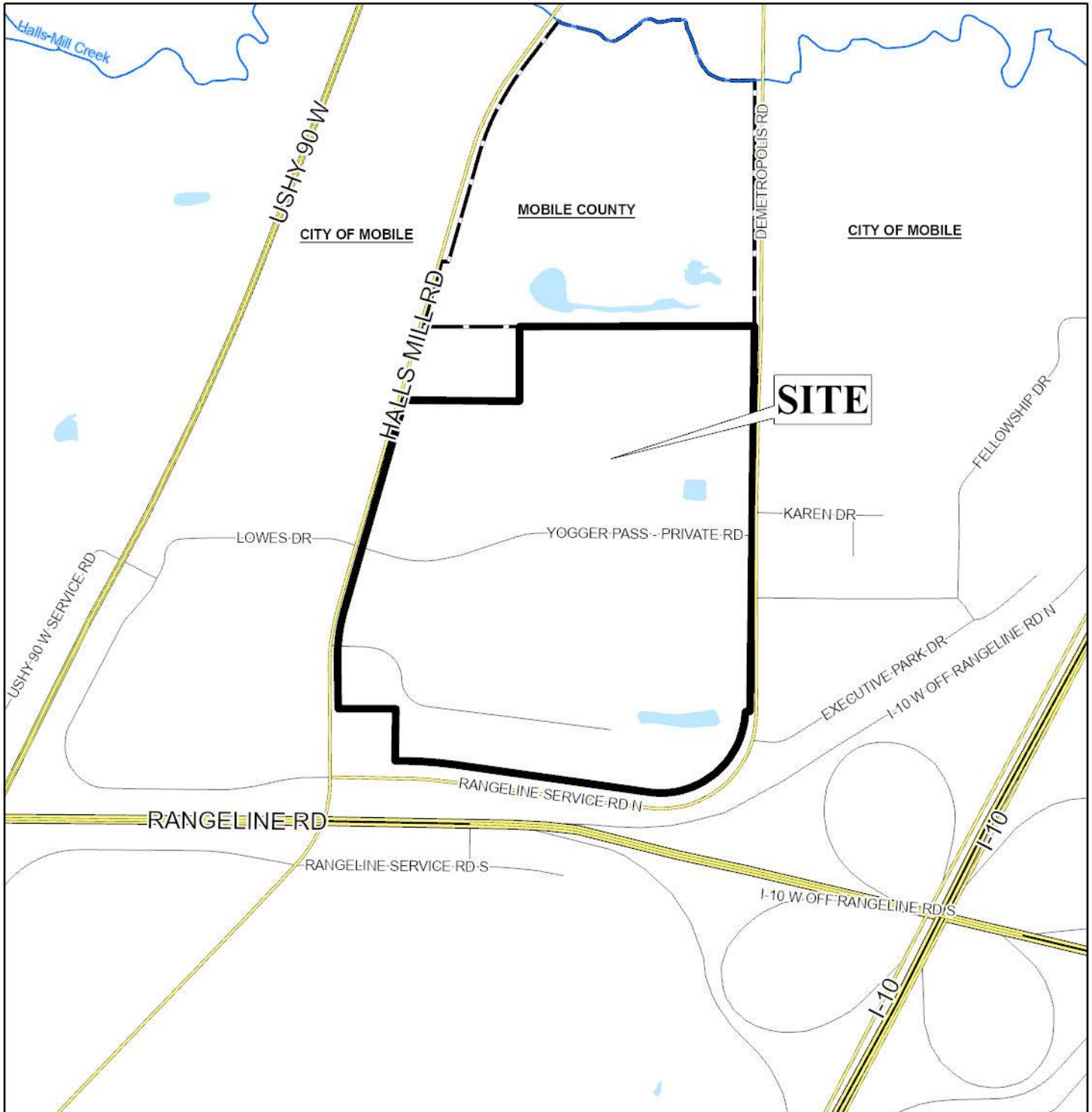
RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Holdover to the March 16th meeting, to be heard concurrently with the Planned Unit Development.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover to the March 16th meeting, with revisions due by March 3rd, to address the following:

- 1) Submit a site plan showing a conceptual development for the proposed lot.

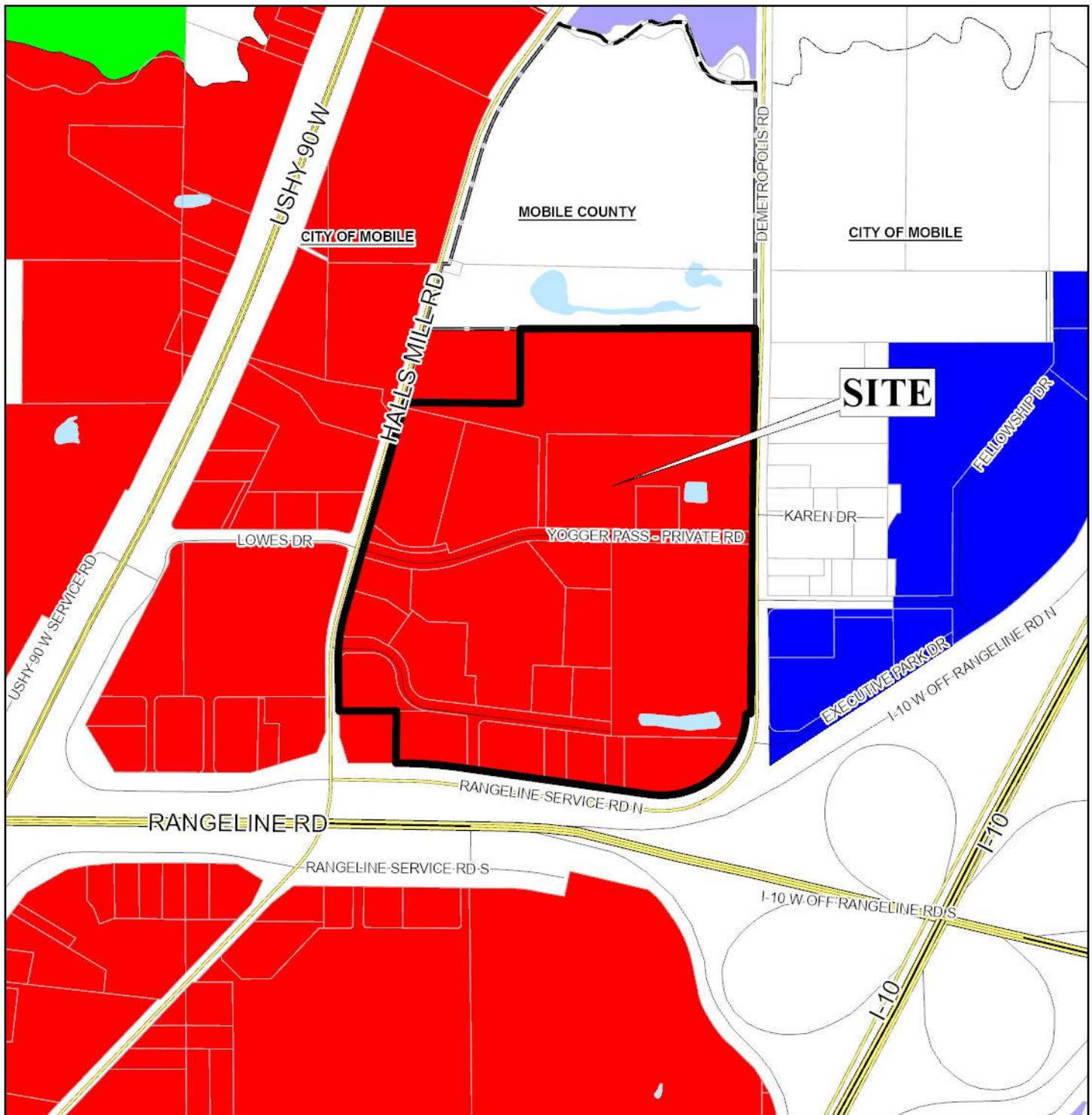
LOCATOR MAP



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REQUEST Subdivision, Planned Unit Development



LOCATOR ZONING MAP

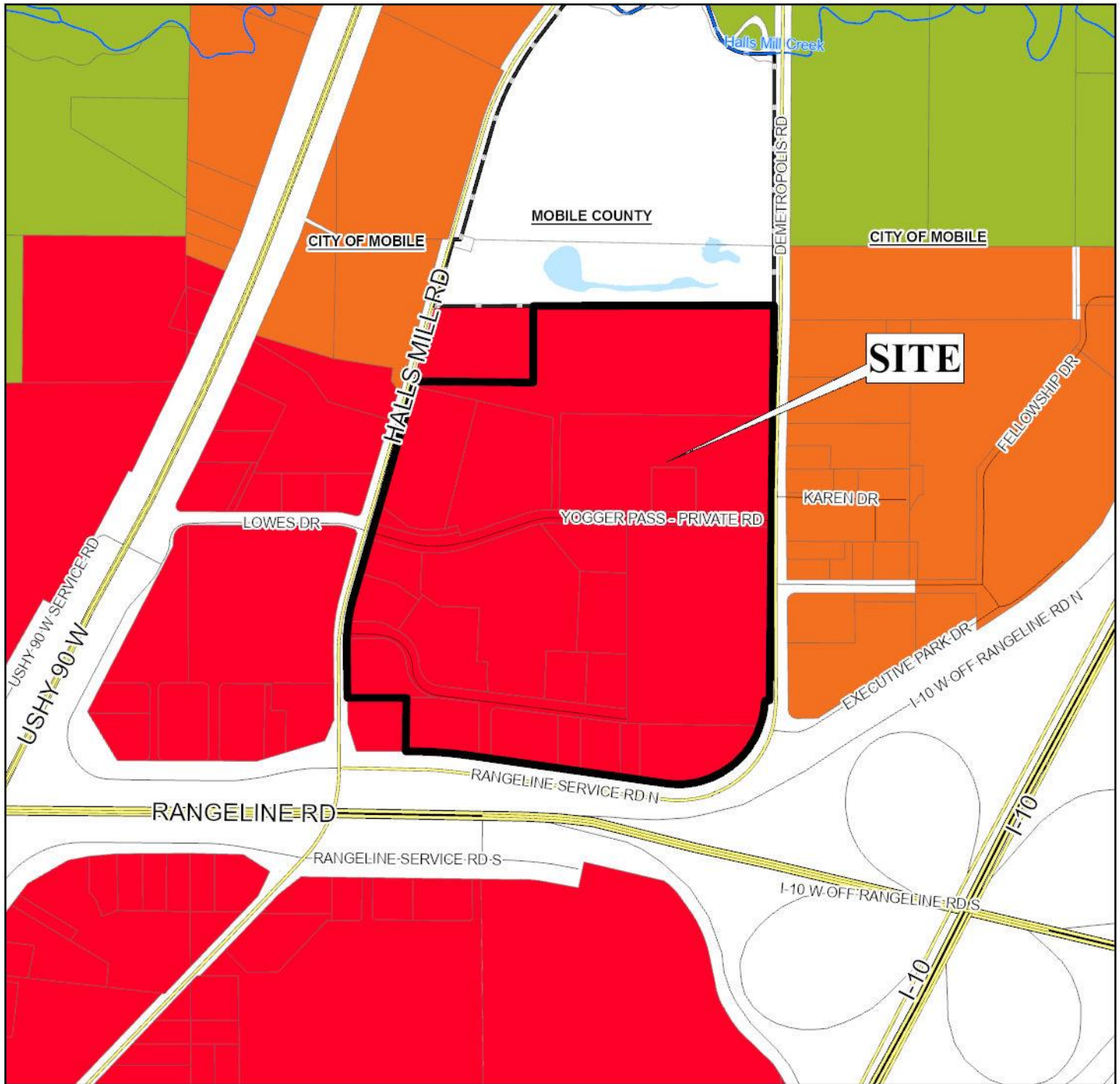


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FLUM LOCATOR MAP



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Layer2

- Low Density Residential
- Mixed Density Residential

■ Downtown

■ District Center

■ Neighborhood Center - Traditional

■ Neighborhood Center - Suburban

■ Traditional Corridor

■ Mixed Commercial Corridor

■ Downtown Waterfront

■ Light Industry

■ Heavy Industry

■ Institutional

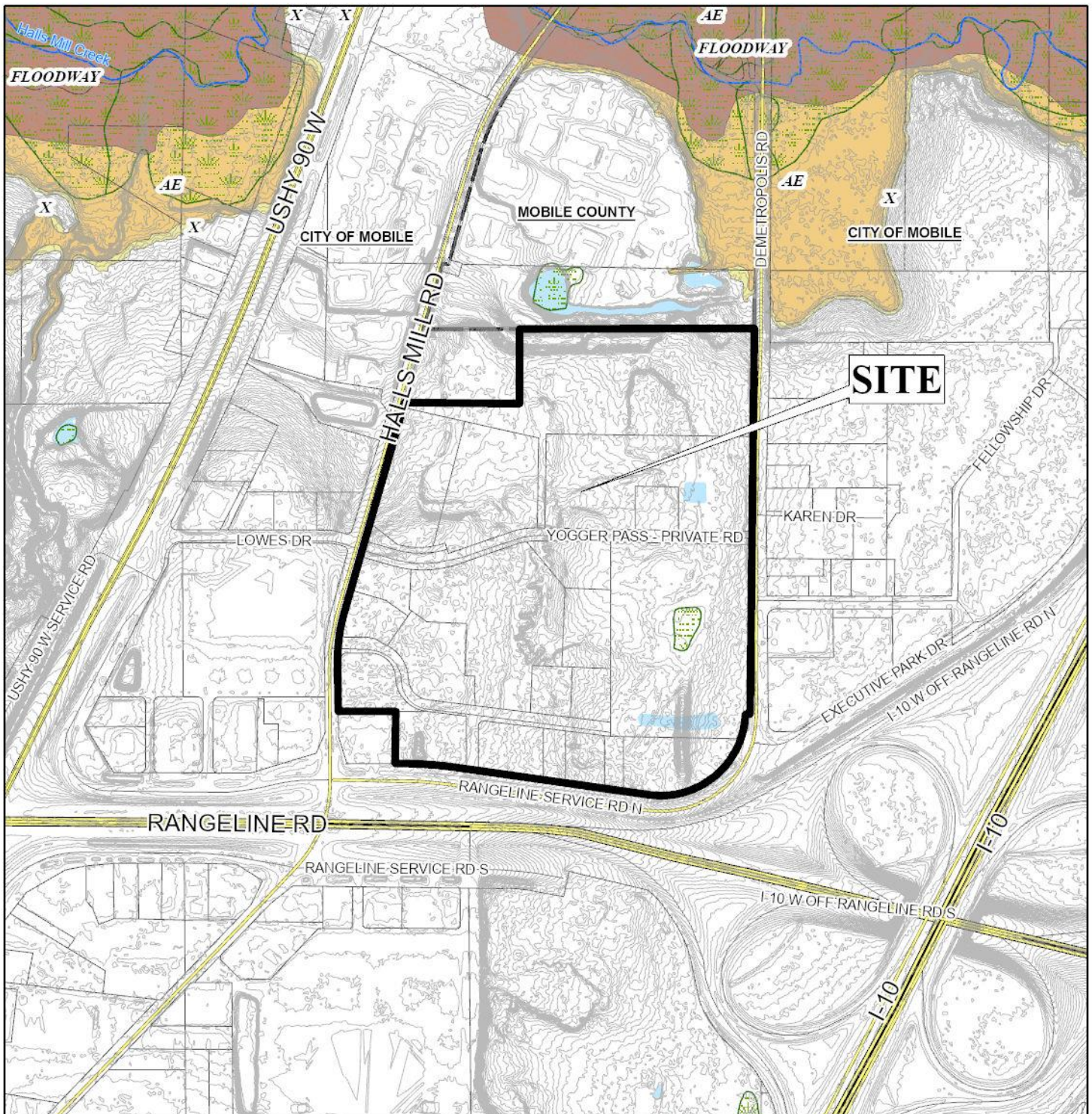
■ Parks & Open Space

■ Water Dependent



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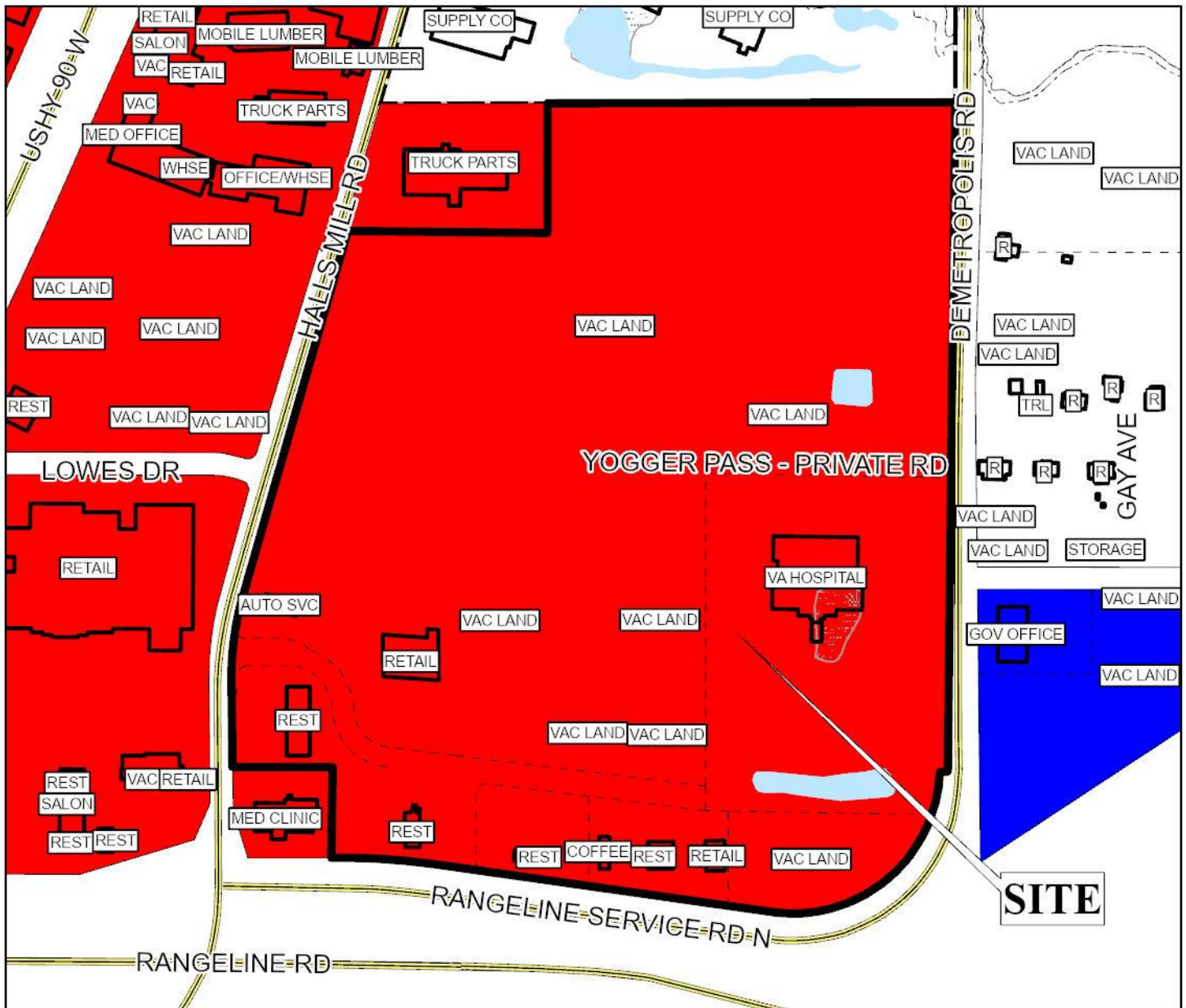
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units lie east of the site.

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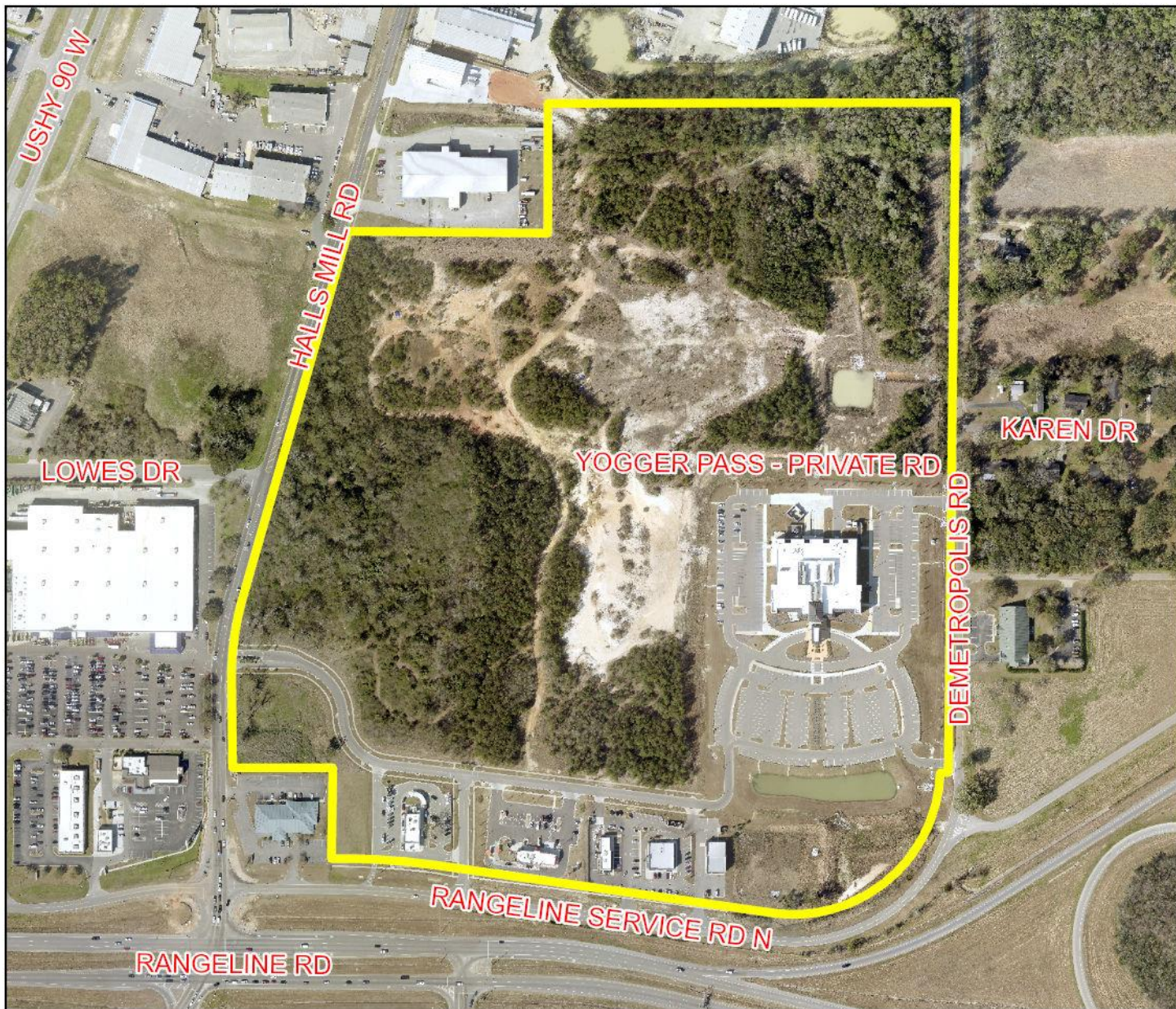
REQUEST Subdivision, Planned Unit Development

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



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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

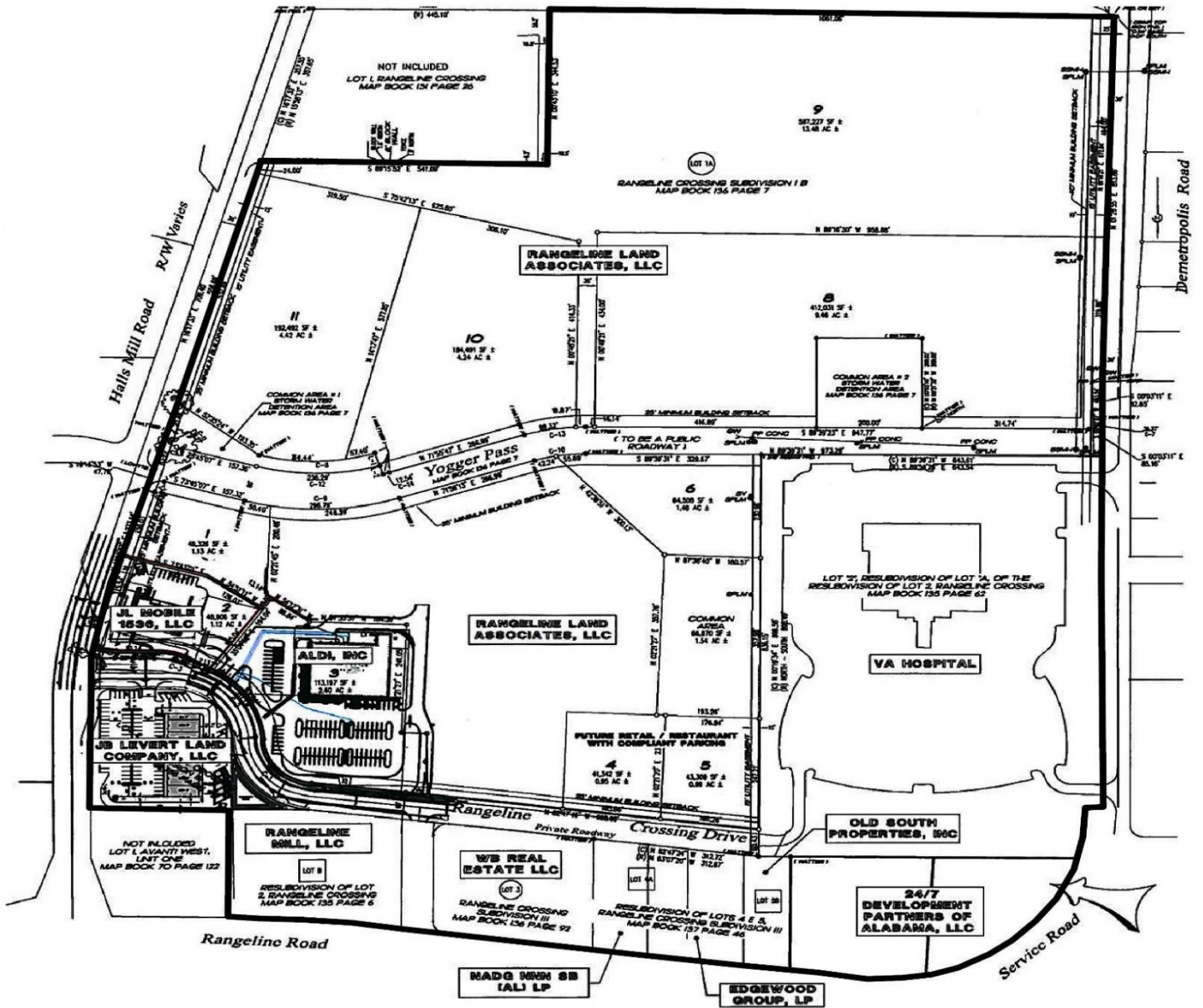


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SITE PLAN

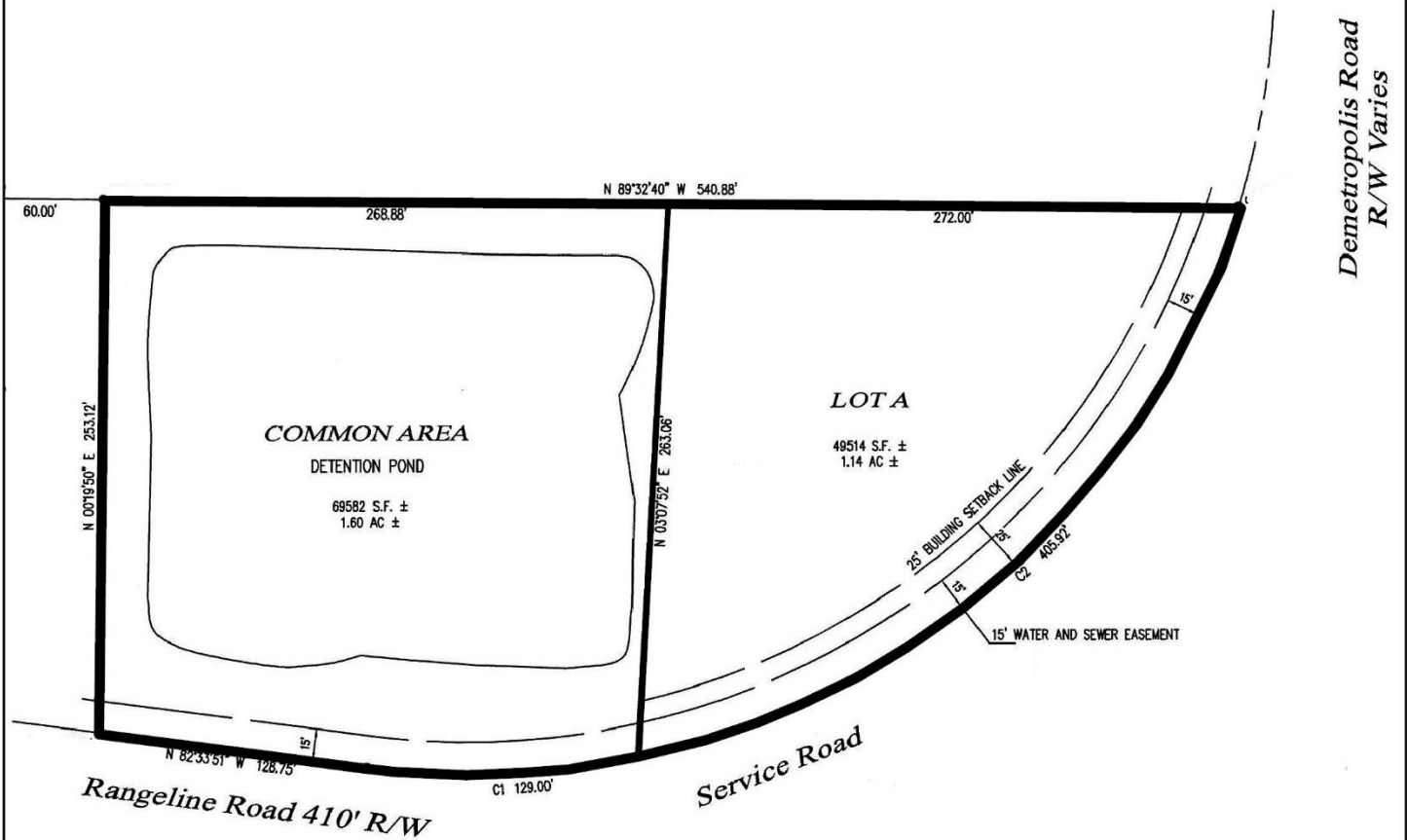


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DETAIL SITE PLAN



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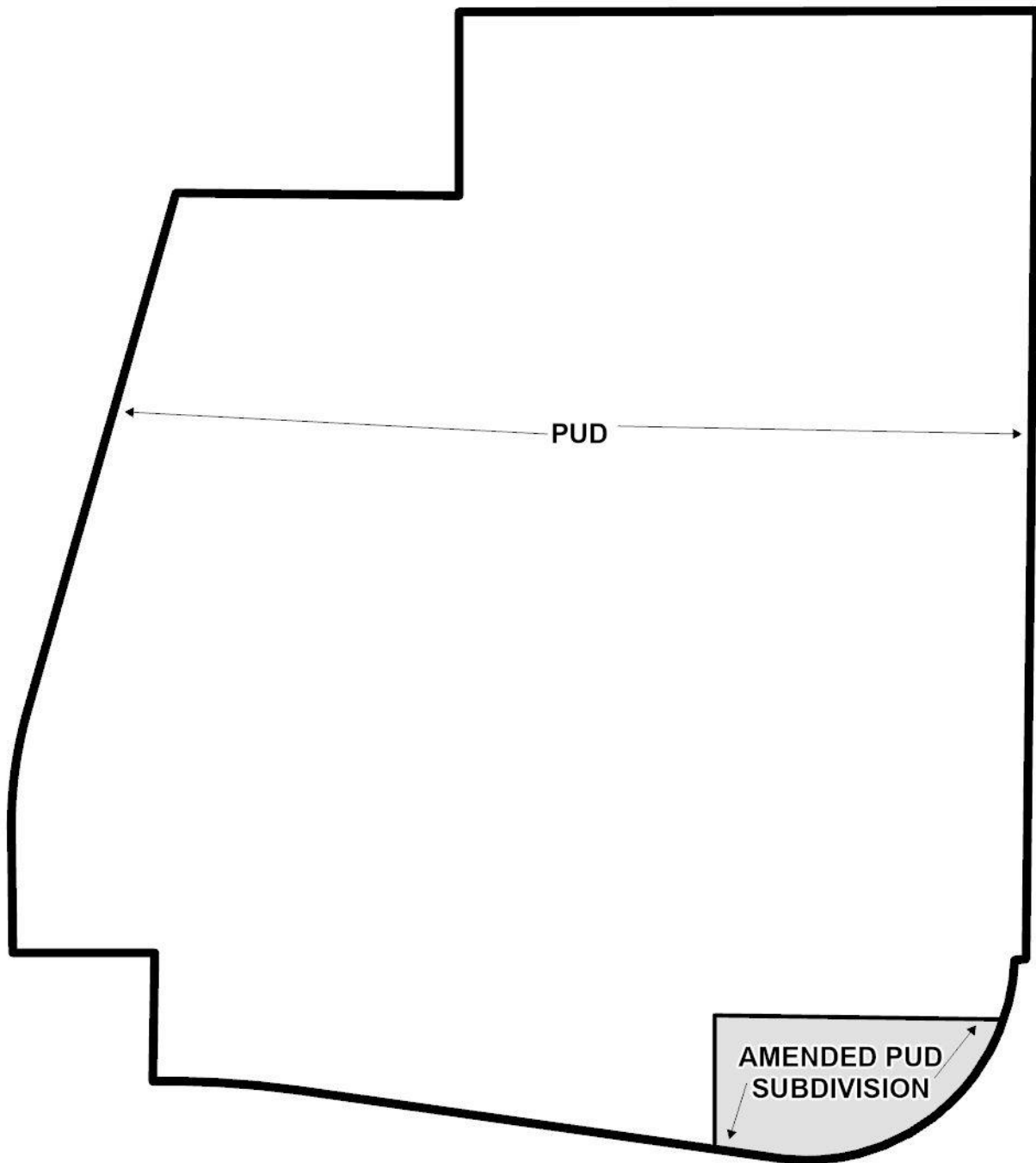
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DETAIL SITE PLAN



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