

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT, &
ZONING AMENDMENT STAFF REPORT****Date: October 6, 2022****NAME**SRV Housing Partners, LLC (McCrory & Williams, Inc.,
Agent)**SUBDIVISION NAME**

SRV KO Subdivision

LOCATIONSouth side of Dauphin Street, 520'± East of Sage Avenue,
extending to the East side of Sage Avenue, 905'± South of
Dauphin Street, and extending to the West termini of Exter
Drive and Sherwood Drive South.**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONINGLB-2, Limited Neighborhood Business District and R-3,
Multi-Family Residential District**PROPOSED ZONING**

R-3, Multi-Family Residential District

AREA OF PROPERTY2 Lots / 26.6± Acres (Subdivision and PUD)
1 Lot / 19.5± Acres (Rezoning)**CONTEMPLATED USE**

Subdivision approval to create two (2) legal lots of record from three (3) legal lots of record; Planned Unit Development Approval to allow multiple buildings on a single building site, and shared access between multiple building sites on a private street; and Rezoning from LB-2, Limited Neighborhood Business District and R-3, Multi-Family Residential District, to R-3, Multi-Family Residential District.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not Provided

ENGINEERING
COMMENTS

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. Add a note to the SUBDIVISION PLAT stating that LOT 1 and LOT 2 must provide stormwater detention for the 100-year (post-development) frequency storm event and limit the release rate to the 2-year (predevelopment) frequency storm event.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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: 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 Permitting Department (251-208-6070) 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
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.

Rezoning: No Comments.

TRAFFIC ENGINEERING COMMENTS

A traffic impact study (TIS) has been requested for this site but has not yet been submitted or reviewed. Traffic Engineering approval of this site is contingent upon the submission and acceptance of the traffic impact study. Owner/Developer is responsible for any improvements that may be necessary to mitigate the increase in traffic within the TIS study limits. Development should be limited to driveways as shown on the approved PUD plan 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 Section 64-6 of the City's Zoning Ordinance. The development is intended to be gated per the narrative, but the gates were not illustrated on the Sage Avenue entrance. There could also be an internal issue with right-of-way at this entrance where five access points all converge. The design of the garage areas may encourage excess parking on the garage exteriors. As illustrated on the PUD they do not appear to be pedestrian friendly areas with such wide-open asphalt. The sidewalk through the site is very segmented and not a continuous path.

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 (2012 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 requesting Subdivision approval to create two (2) legal lots of record from three (3) legal lots of record; Planned Unit Development Approval to allow multiple buildings on a single building site, and shared access between multiple building sites on a private street; and Rezoning from LB-2, Limited Neighborhood Business District and R-3, Multi-Family Residential District, to R-3, Multi-Family Residential District.

The site has been given a Low Density Residential (LDR) 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 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 LDR districts is residential and 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, bikeable 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.

There is an extensive history associated with this site. In 2008, applications for Rezoning, PUD and Subdivision were submitted for this site and the overall 38± acre property which included the R-3 portion of the current applications. The requests were revised and multiple public hearings set; however, the last (rezoning) notice of public hearing for the two lots at the corner stated those sites were to be rezoned from R-1 to B-2 to “allow a bank, drug store.” The rezoning(s) were ultimately approved by the City Council, with several conditions; one of the conditions was an approved PUD.

In 2016, a PUD application was submitted for shared access between three lots, one of the lots included a proposed car wash. The 2016 PUD was approved; however, the PUD expired, thus the applicant had to re-apply.

A new PUD application was submitted in 2018 for shared access between three (3) lots, including a car wash on one of the lots. During the course of this application, the Planning Commission was advised that the rezoning in 2008 restricted the two corner lots (Dauphin Street and South Sage Avenue) to a bank and drug store. The Planning Commission denied the PUD. The applicant then appealed the denial to the City Council, and the City Council upheld the Planning Commission's decision.

Most recently, at the Planning Commission's December 19, 2019 meeting, a three (3) lot Subdivision, PUD, and Rezoning application were approved, but only one (1) lot was recorded. The applicant now wishes to record the previously approved "Lot 2A" as "Lot 2", and combine the previously approved "Lot 3A" with an existing lot to the South to create the currently proposed Lot 1.

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 fronts Dauphin Street, South Sage Avenue, Exter Drive, South Sherwood Drive. Dauphin Street is a minor arterial road at this location, and per the Major Street Plan, should have a minimum right-of-way of 100-feet. The preliminary plat shows Dauphin Street having a variable right-of-way. Based on previous approvals, this segment of Dauphin Street has sufficient existing right-of-way, therefore the plat should be revised to indicate the existing minimum distance to the centerline. It should be noted that a portion of right-of-way along the Dauphin Street Service Road was shown as "to be vacated" on a plat recorded in 2020. If the applicant wishes to incorporate that portion of land into the subject site, the vacation of the right-of-way should be completed prior to the signing of the Final Plat, if approved. South Sage Avenue is also a minor arterial road at this location, and per the Major Street Plan, should have a minimum right-of-way of 50-feet. The preliminary plat shows the existing right-of-way is 50-feet, making no dedication necessary. Both Exter Drive and South Sherwood Drive are minor streets with ribbon curb and gutter, with existing compliant rights-of-way of 50-feet, making no dedications necessary.

The proposed lot sizes are provided in square feet and acres, and meet the minimum standards set forth in Section V.D.2. of the Subdivision Regulations. As such, if approved, this information should be retained on the Final Plat.

The 25-foot front minimum building setback is shown along South Sage Avenue and a portion of Dauphin Street. If approved, the 25-foot setback should be shown along all public street frontages on the Final Plat.

Regarding access management, a note should be placed on the Final Plat stating Traffic Engineering comments, if approved. Furthermore, a note should be placed on the Final Plat prohibiting Lot 1 from direct access to both Exter Drive and South Sherwood Drive and Lot 2 from direct access to Hilburn Drive.

There are drainage and utility easements which are shown for both proposed lots. If approved, a note should be placed on the Final Plat stating that no structures are allowed in any easement without the easement holder's permission.

The preliminary site plan depicts a 5-foot buffer strip where the site abuts R-1, Single-Family Residential District, however it should be noted that the Zoning Ordinance requires a minimum 10-foot residential buffer where commercial development (Lot 2) abuts residential. As the Subdivision Regulations do not require this buffer, if approved, it should either be removed from the Final Plat, or revised to show 10-feet.

PUD 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.

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.

It is very important to note that PUD review is site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The site plan submitted shows a multi-family development on the proposed Lot 1 of the Subdivision; no development is proposed for Lot 2 at this time. The development is depicted as having a total of 358 dwelling units in nine (9) structures, as well as a clubhouse and fitness center, pool with cabana, a trash compactor, car wash, dog park, pet spa, and twelve (12) freestanding garage structures. Based on the size of the subject property, it should be noted that the site could potentially have 561 dwelling units.

The applicant states:

Contemplated use and character of improvements: To accommodate the increased need for housing from expansions of Airbus, Austal and Brookley Field Mobile Airport, the applicant is proposing to build a 358 unit up—scale apartment complex on the existing Lot 4, Graf Dairy (Map Book 119, Page 77) and additional property (7.31± Acres) to the North, between said Lot 4, Graf Dairy and Lot 1A, Graf Dairy Subdivision, Resubdivision of Lots 1, 2, 3 & 5, Unit One (Instrument #2020015611) and has submitted a Preliminary Subdivision Application to create a new lot large enough to accommodate the apartments

and the amenities. The applicant is requesting to revise the previously approved PUD to reflect the new lot layout shown on the submitted Preliminary Plat because there will be multiple buildings on a single lot, shared access to Dauphin Street with the properties to the North, and to allow electronic gates at both points of access (of equal or better quality of the attached fence/gate examples) for privacy and safety. The applicant intends to develop a three—story garden product that is surfaced parked (previous project examples are included). Special attention has been given to several trees exceeding 24" on the Lots. The applicant is preserving trees above what is required by code. The intended development will have an abundance of amenities including: best in class leasing office, fitness and yoga facilities, mail kiosk and parcel lockers, resort style pool, pet spa, outdoor grilling stations and gated resident and guest only access. The interiors of the units will be well appointed with granite countertops, 42" cabinets, washer/dryers included and designer lighting.

As the proposed development is to have 358 dwelling units, 537 parking spaces are required. The site plan submitted depicts 446 parking spaces in the parking lot, with 96 additional parking spaces located within the proposed freestanding garages, for a total of 542 parking spaces available. If approved, a compliant photometric site plan will be required at the time of permitting.

The applicant states that the proposed buildings will be three (3) stories tall. It should be noted that the Zoning Ordinance limits structures to 45-feet tall in R-3 districts. If the proposed structures are to be taller than 45-feet, Section 64-4.C.2. of the Zoning Ordinance allows additional height, if increased setbacks are provided. If approved, the applicant should place a note on the site plan stating the maximum height of the proposed structures.

As the site abuts an R-1, Single-Family Residential District to the East, a compliant residential buffer should be required. The site plan submitted depicts a wooden privacy fence along the property line, but does not mention the height. If approved, the site plan should be revised to state that the fence will be a minimum of six-feet tall, not to exceed three-feet tall within the 25-foot front setback along South Sage Avenue.

The applicant states that both the entrance to the site from South Sage Avenue and the existing private street will have electronic gates, but the site plan submitted does not depict the proposed gate locations. If approved, the site plan should be revised to depict the gate locations, state that they are electronically operated, and provide a minimum of one (1) queuing space (9-feet x 20-feet) to provide room for vehicles to pull off the right-of-way while waiting for the gate to open. The gate should also be designed in such a way to comply with Fire Department access requirements.

The applicant states that existing trees on the site will be preserved, but does not indicate any on the site plan or preliminary plat submitted. If approved, all existing trees to be preserved should be indicated on the site plan with their size and species provided. Furthermore, the proposed development will be required to fully comply with tree planting and landscape area requirements, with tree planting to be coordinated with staff.

The site plan submitted depicts the proposed trash compactor in a compliant location, but makes no mention of any enclosure or sanitary sewer connection. If approved, the site plan should be revised to include notes the trash compactor will comply with these requirements.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The applicant is proposing to rezone the proposed Lot 1 to correct the split-zoning issue that would result, should the proposed Subdivision be approved. The site is bounded by R-1, Single-Family Residential property to the East and West, R-1 and B-2, Neighborhood Business District to the South, and LB-2, Limited Neighborhood Business District to the North.

As a significant portion of the subject site is currently zoned R-3, and the remaining portion is proposed to be rezoned from commercial to residential use, approval of the request may be appropriate.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) revision of the Final Plat to show the existing right-of-way along Dauphin Street;
- 2) retention of the existing right-of-way width for South Sage Avenue;
- 3) completion of the vacation process for any right-of-way to be included in the property, prior to the signing of the Final Plat;
- 4) retention of the lot sizes in square feet and acres;
- 5) placement of a note stating that no structures are allowed in any easement without the easement holder's permission;
- 6) either revision of the depicted 5-foot buffer adjacent to residential property be revised to 10-feet or removed from the plat;
- 7) depiction of the 25-foot front setback along all street frontages;
- 8) placement of a note on the Final Plat prohibiting Lot 1 from direct access to both Exter Drive and South Sherwood Drive;
- 9) placement of a note on the Final Plat prohibiting Lot 2 from direct access to both Hilburn Drive;
- 10) full compliance with Engineering comments: (*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. Add a note to the*

SUBDIVISION PLAT stating that LOT 1 and LOT 2 must provide stormwater detention for the 100-year (post-development) frequency storm event and limit the release rate to the 2-year (predevelopment) frequency storm event. C. 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. D. 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. E. 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. F. 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. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H. 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.);

- 11) *placement of a note on the Final Plat stating Traffic Engineering comments: (A traffic impact study (TIS) has been requested for this site but has not yet been submitted or reviewed. Traffic Engineering approval of this site is contingent upon the submission and acceptance of the traffic impact study. Owner/Developer is responsible for any improvements that may be necessary to mitigate the increase in traffic within the TIS study limits. Development should be limited to driveways as shown on the approved PUD plan 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 Section 64-6 of the City's Zoning Ordinance. The development is intended to be gated per the narrative, but the gates were not illustrated on the Sage Avenue entrance. There could also be an internal issue with right-of-way at this entrance where five access points all converge. The design of the garage areas may encourage excess parking on the garage exteriors. As illustrated on the PUD they do not appear to be pedestrian friendly areas with such wide-open asphalt. The sidewalk through the site is very segmented and not a continuous path.);*
- 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 [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.);*
- 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). 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.); and*
- 14) *submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.*

Planned Unit Development: Staff recommends the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow a new development to be accessed by an existing private street, thus reducing the need for access from multiple public streets;
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it will allow a new multi-family development with multiple structures on a single building site;
- c. the proposal promotes the objective of Efficient land use (*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 redevelopment*), because it will result in in-fill development in an existing developed area of the city;
- d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because the site will comply with tree planting and landscape area requirements while preserving existing trees;
- e. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because services already exist in the area.

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

- 1) revision of the site plan to show the existing right-of-way along Dauphin Street;
- 2) retention of the existing right-of-way width for South Sage Avenue;
- 3) retention of the lot sizes in square feet and acres;
- 4) placement of a note stating that no structures are allowed in any easement without the easement holder's permission;
- 5) revision of the depicted 5-foot buffer adjacent to residential property be revised to 10-feet;
- 6) depiction of the 25-foot front setback along all street frontages;
- 7) placement of a note on the site plan prohibiting Lot 1 from direct access to both Exter Drive and South Sherwood Drive;
- 8) placement of a note on the Final Plat prohibiting Lot 2 from direct access to both Hilburn Drive;
- 9) placement of a note on the site plan stating the wooden privacy fence abutting residential property will be a minimum of six-feet tall, not to exceed three-feet within the 25-foot setback along South Sage Avenue;
- 10) placement of a note on the site plan providing the maximum structure height proposed, not to exceed 45-feet unless compliant with Section 64-4.C.2. of the Zoning Ordinance;
- 11) provision of a compliant photometric site plan at the time of permitting;
- 12) revision of the site plan to depict the gate locations, state that they are electronically operated, and provide a minimum of one (1) queuing space (9-feet x 20-feet), while complying with Fire Department access requirements;
- 13) revision of the site plan to depict all existing trees to remain on site, labeled with their size and species;

- 14) placement of a note on the site plan stating the development will fully comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 15) full compliance with Engineering comments: (*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 Permitting Department (251-208-6070) 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 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.);*
- 16) placement of a note on the Final Plat stating Traffic Engineering comments: (*A traffic impact study (TIS) has been requested for this site but has not yet been submitted or reviewed. Traffic Engineering approval of this site is contingent upon the submission and acceptance of the traffic impact study. Owner/Developer is responsible for any improvements that may be necessary to mitigate the increase in traffic within the TIS study limits. Development should be limited to driveways as shown on the approved PUD plan 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 Section 64-6 of the City's Zoning Ordinance. The development is intended to be gated per the narrative, but the gates were not illustrated on the Sage Avenue entrance. There could also be an internal issue with right-of-way at this entrance where five access points all converge. The design of the garage areas may encourage excess parking on the garage exteriors. As illustrated on the PUD they do not appear to be pedestrian friendly areas with such wide-open asphalt. The sidewalk through the site is very segmented and not a continuous path.*);
- 17) 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 [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.);

- 18) *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). 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.); and*
- 19) *submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.*

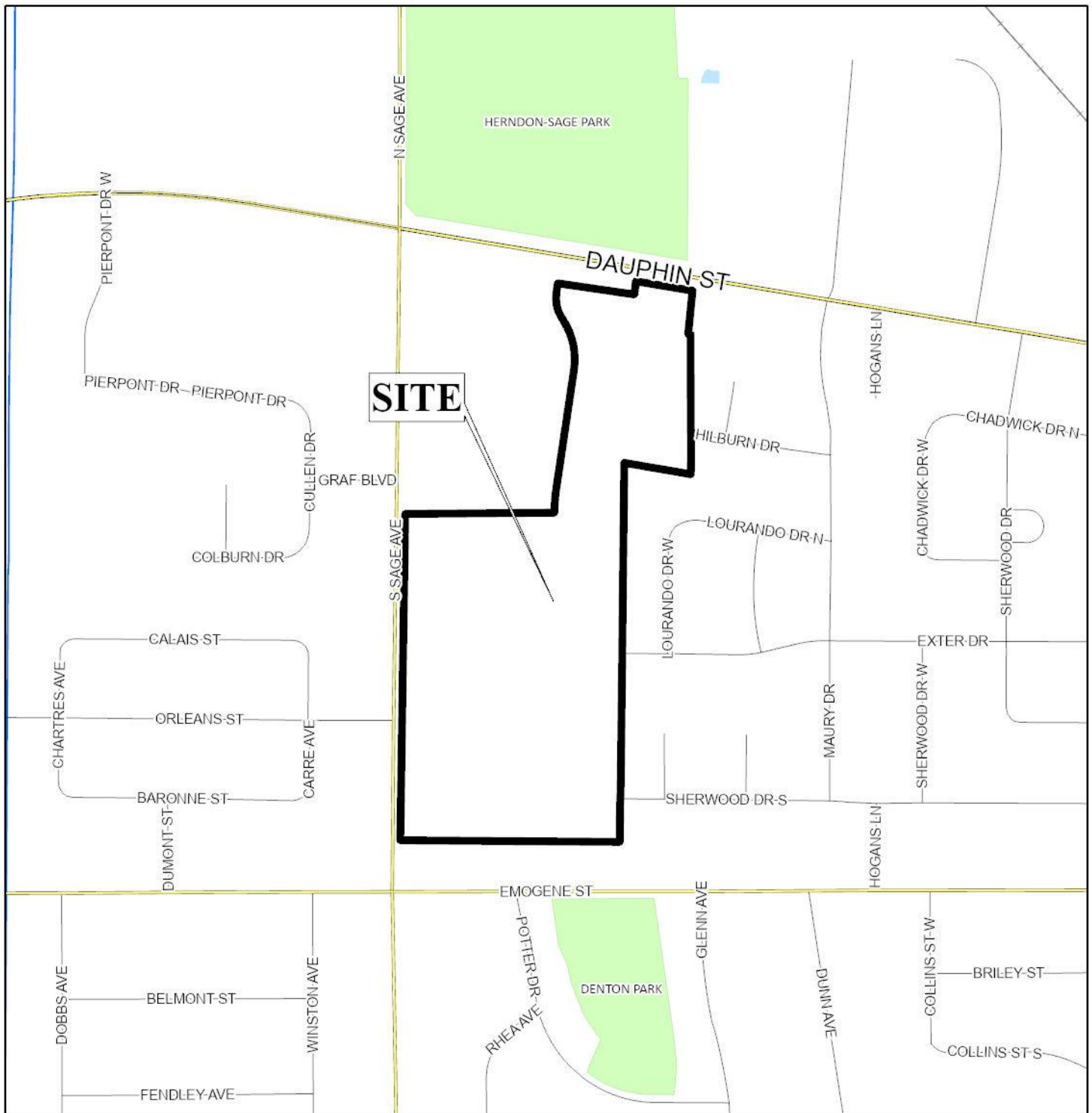
Rezoning: Based on the preceding, this application is recommended for Approval for the following reason:

- 1) the subdivision of land into building sites makes reclassification of the land necessary and desirable

The rezoning should be subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

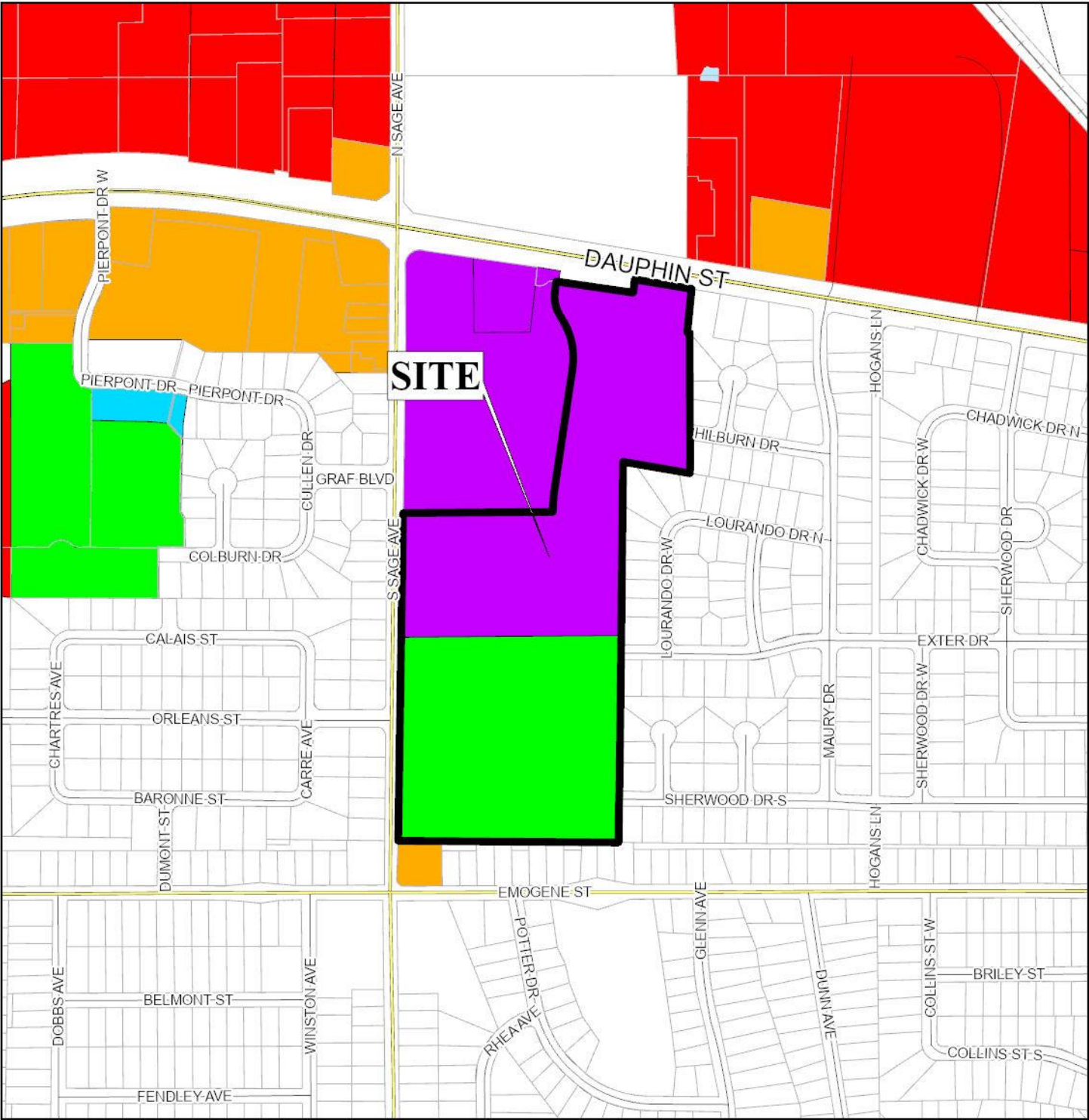
LOCATOR MAP



APPLICATION NUMBER 10 DATE October 6, 2022
 APPLICANT Srv Ko Subdivision
 REQUEST Subdivision, PUD, Rezoning from LB-2 and R-3 to R-3



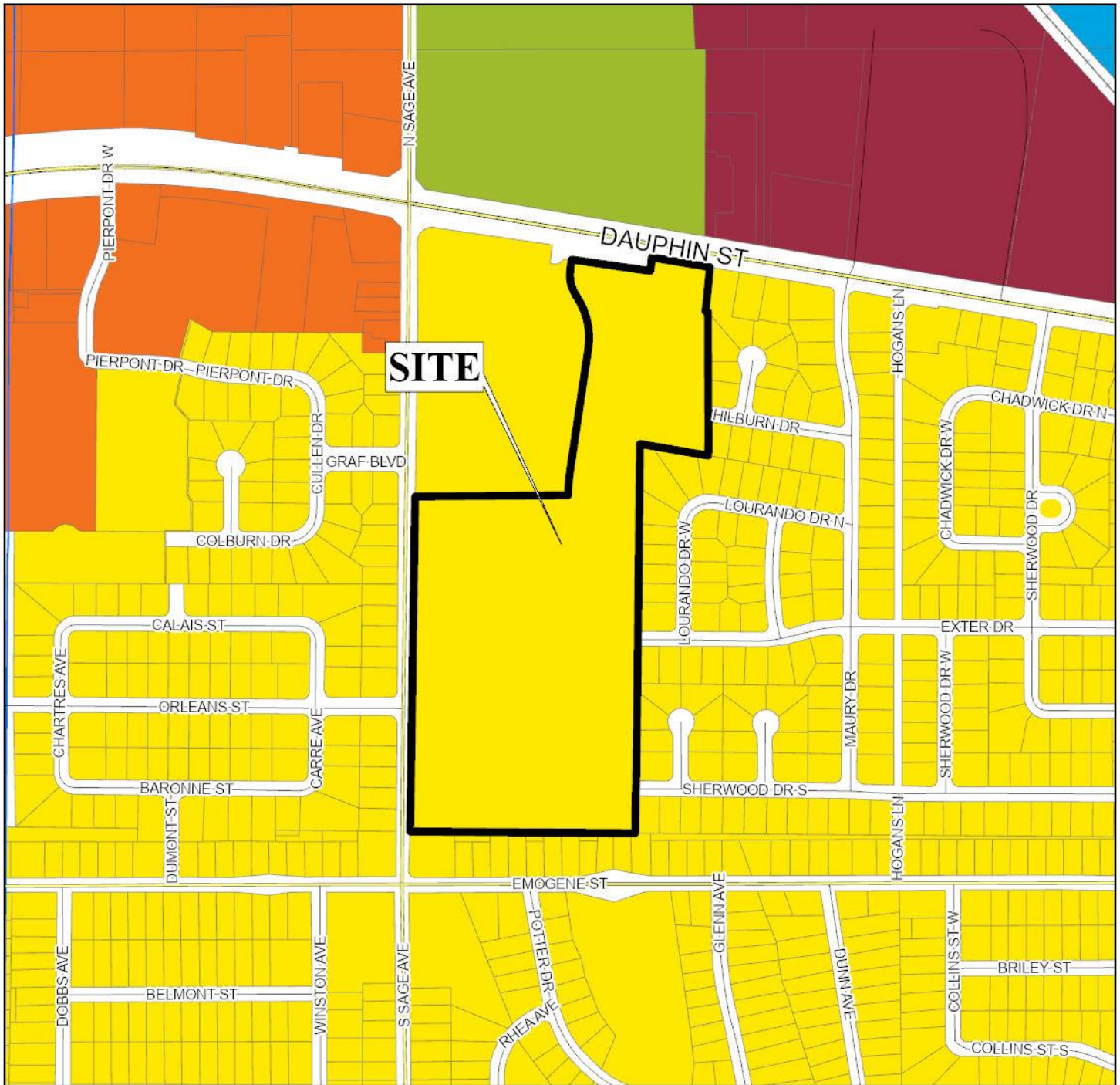
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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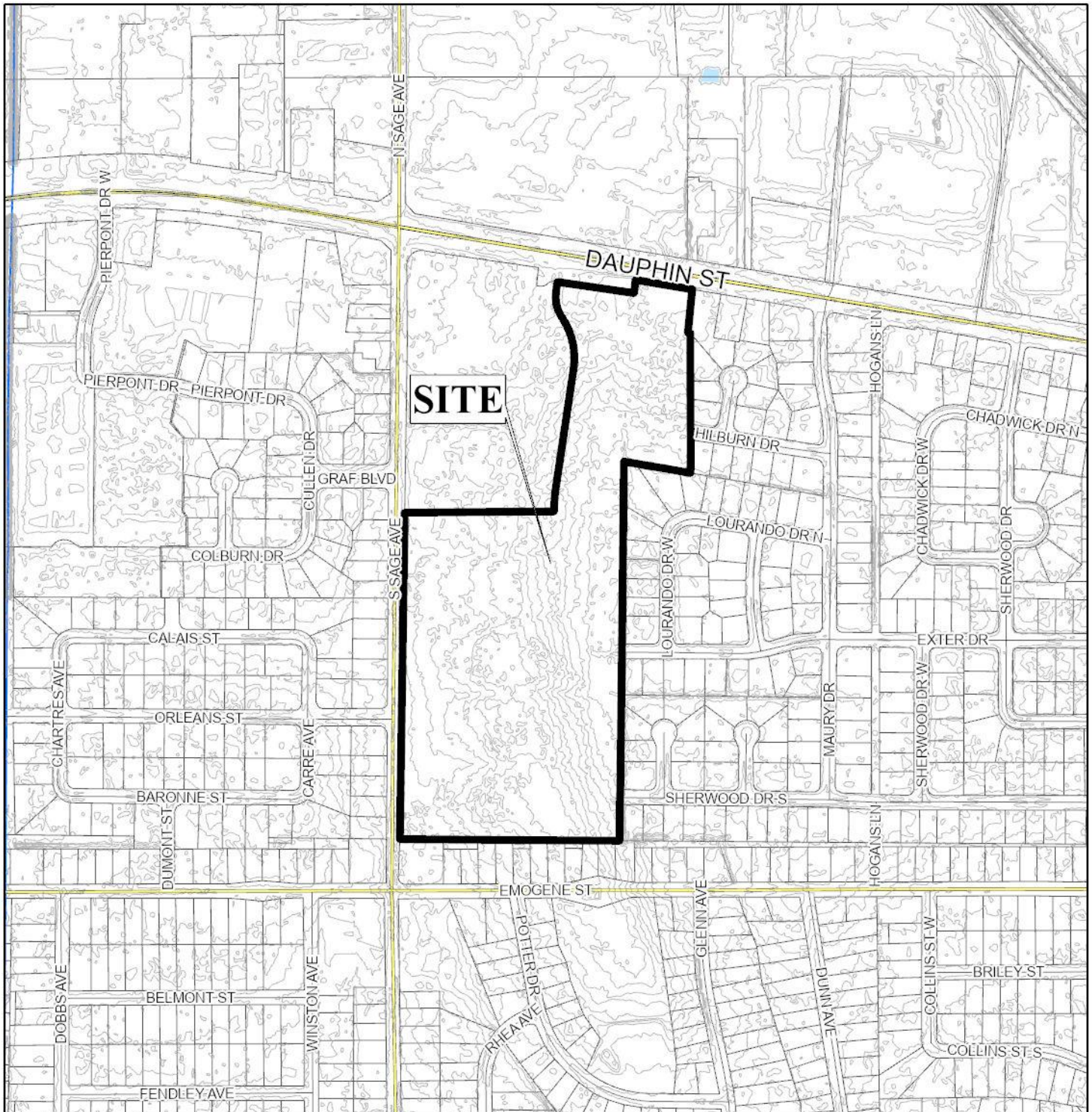
Layer2

| | | |
|---------------------------|-----------------------------------|--------------------|
| Downtown | Traditional Corridor | Heavy Industry |
| District Center | Mixed Commercial Corridor | Institutional |
| Low Density Residential | Neighborhood Center - Traditional | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Water Dependent |
| | Light Industry | |



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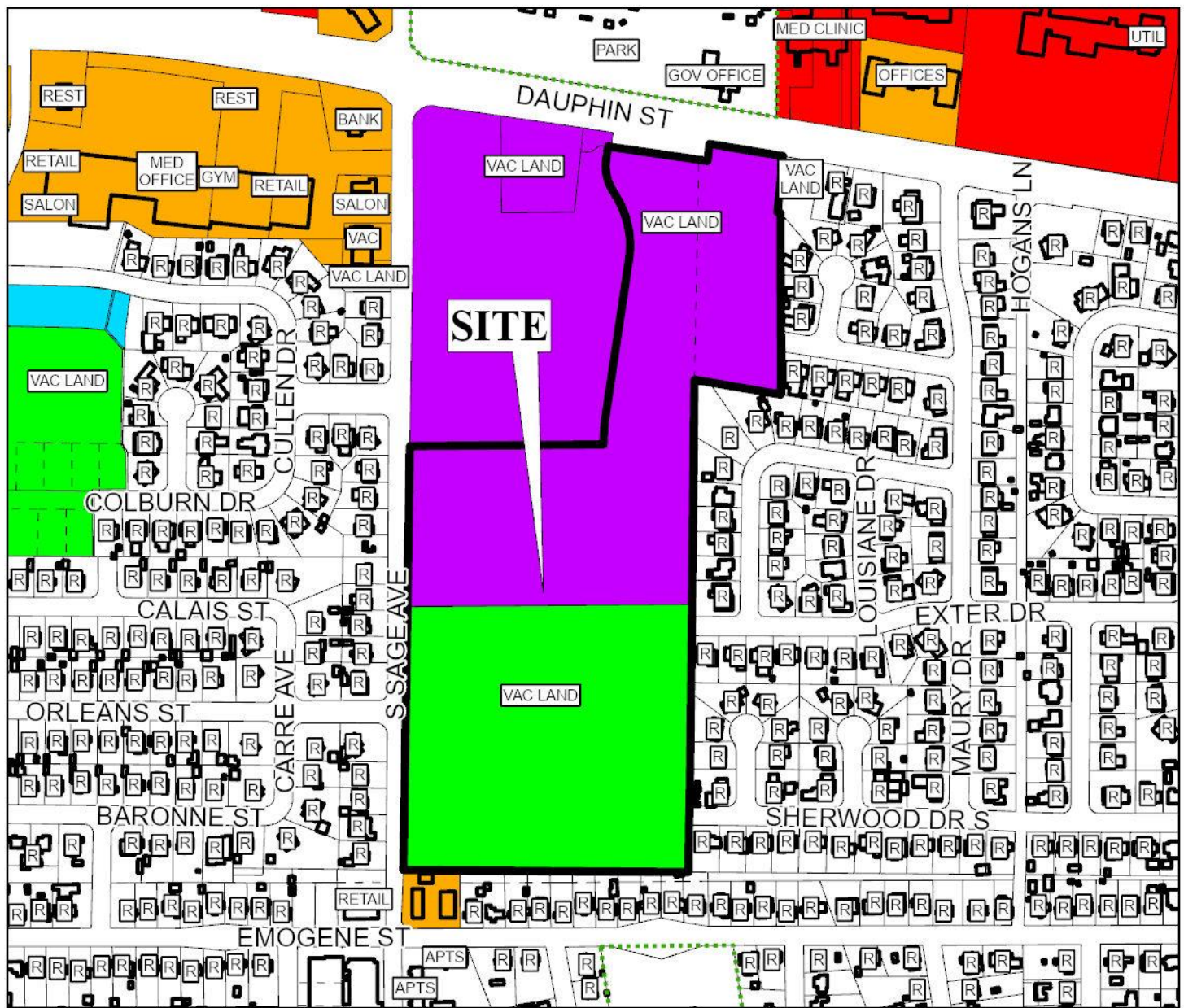
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units lie to the west.

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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 |



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

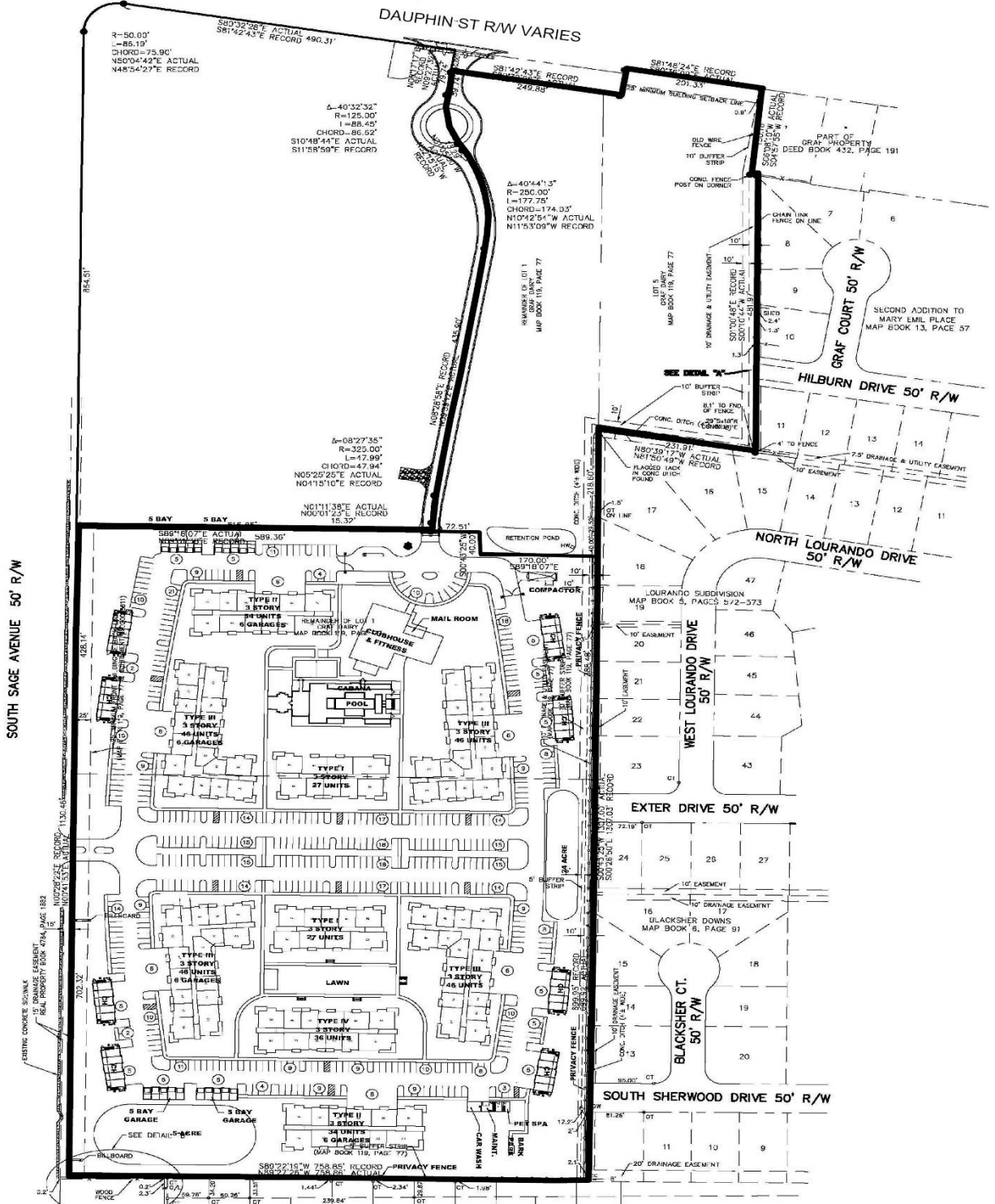


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SITE PLAN



The site plan illustrates the proposed apartment units, parking, and drives.

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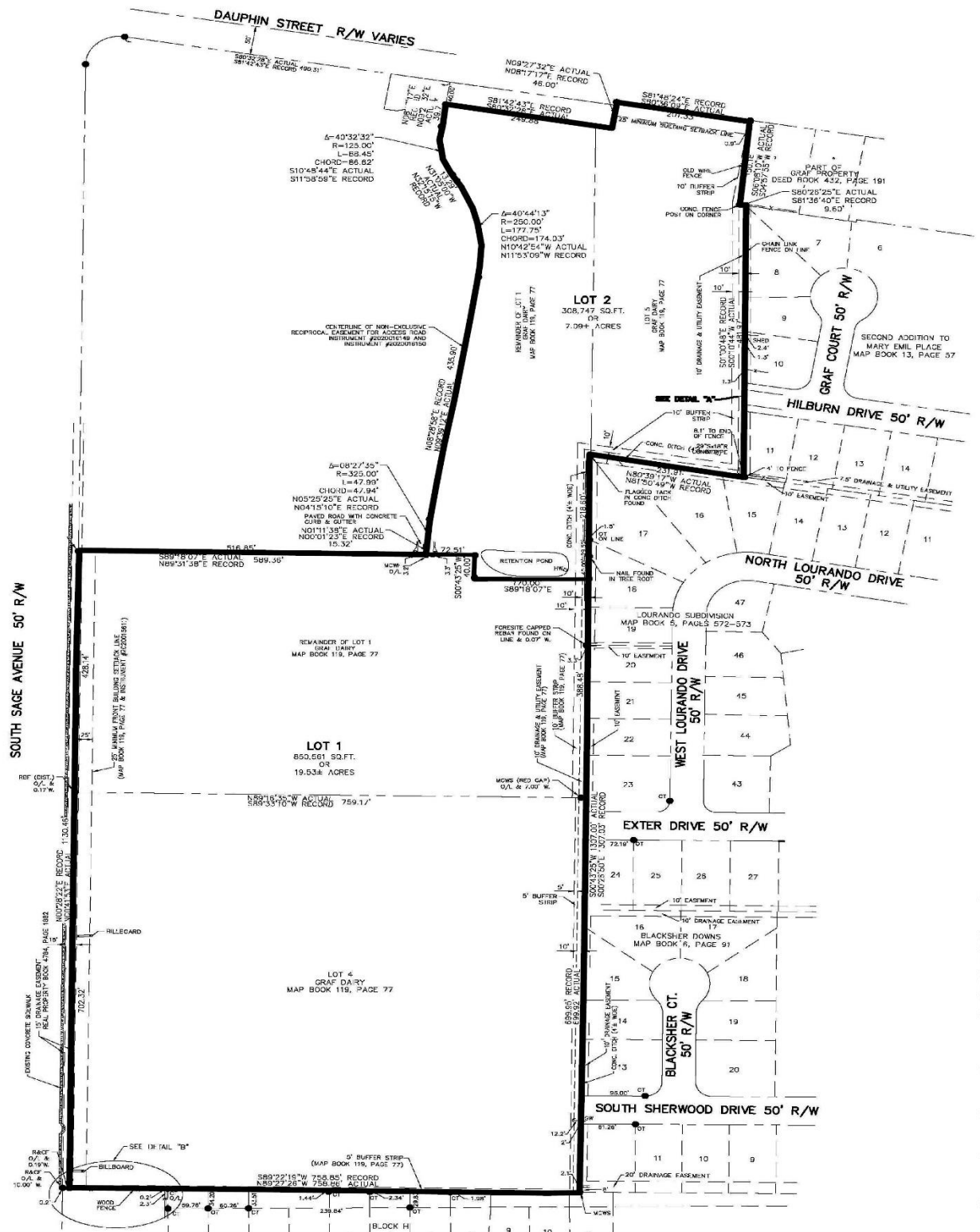
DETAIL SITE PLAN



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DETAIL SITE PLAN

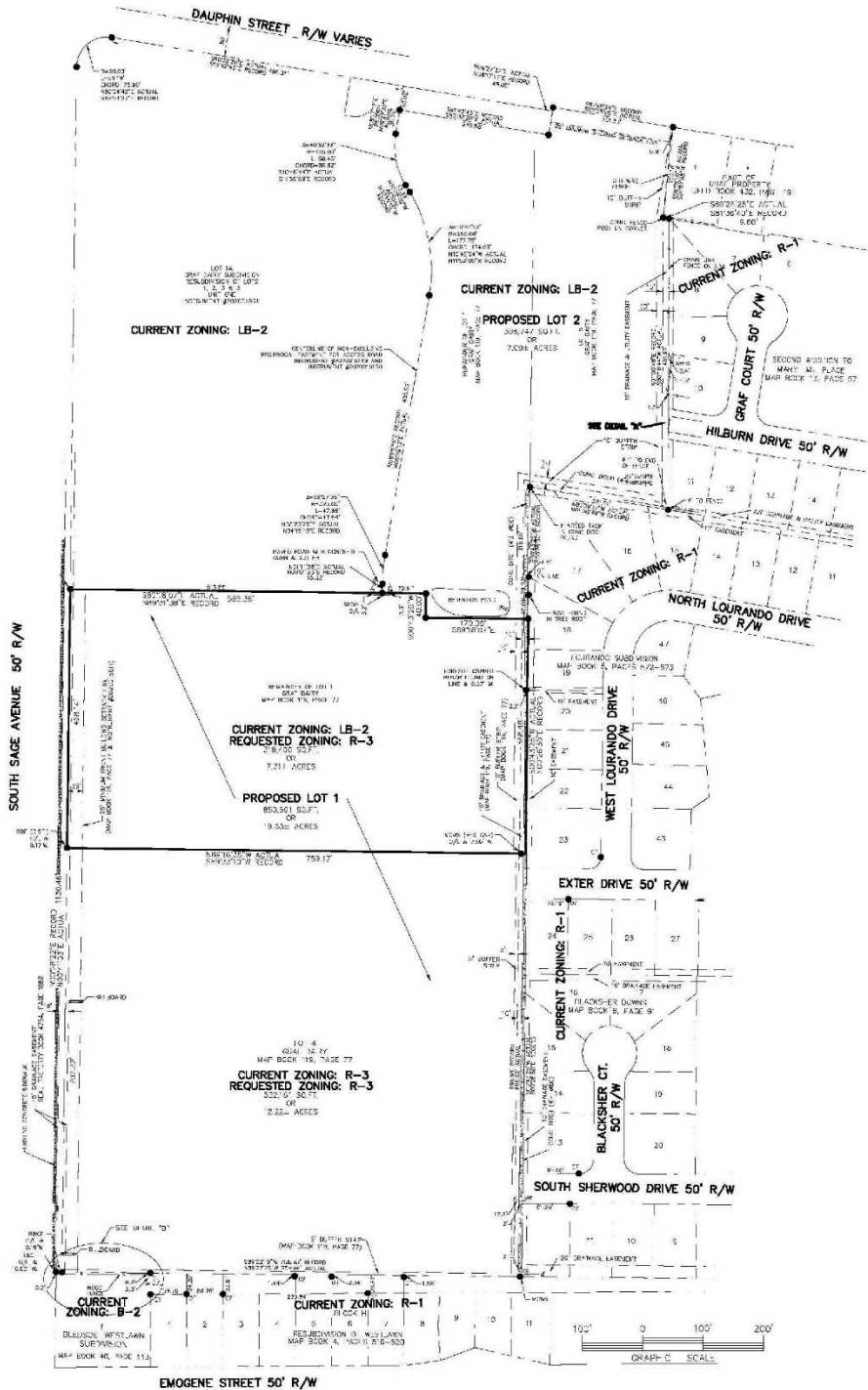


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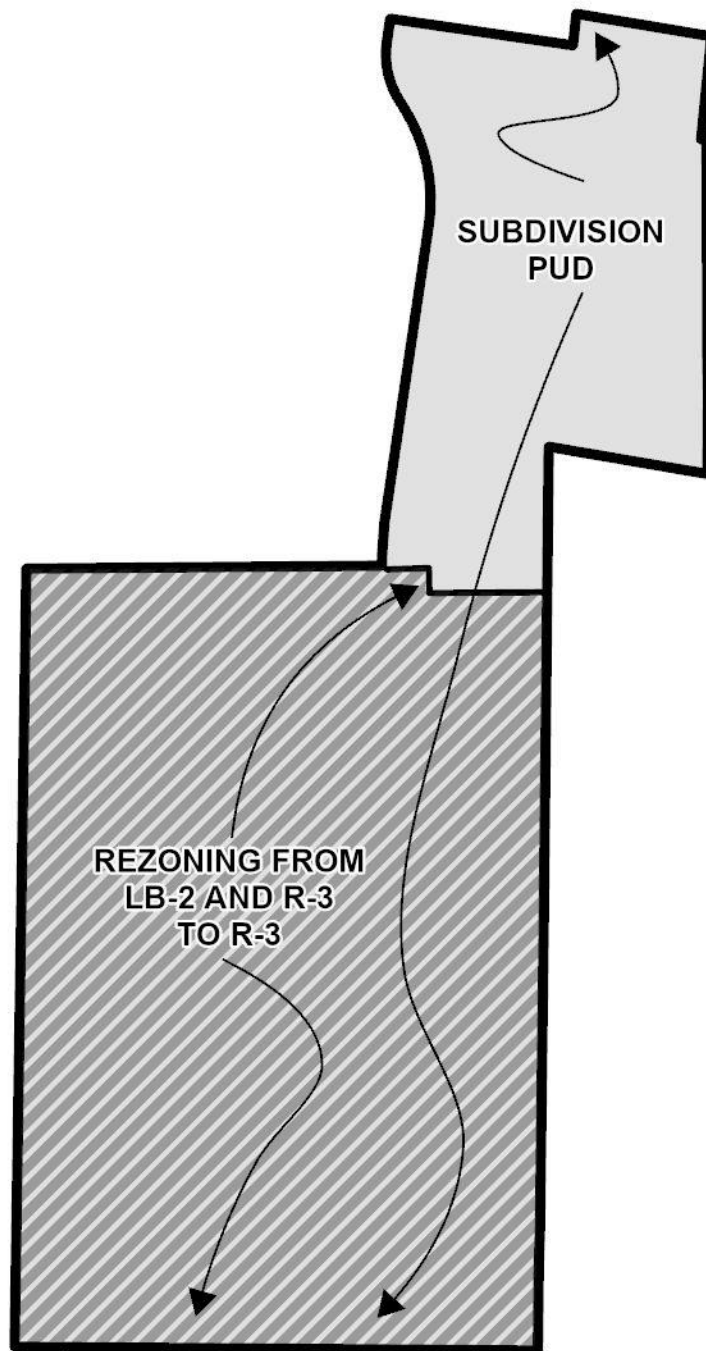
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DETAIL SITE PLAN



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