

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 2, 2016****DEVELOPMENT NAME**

Revised Snowden Place Subdivision

SUBDIVISION NAME

Revised Snowden Place Subdivision

LOCATION6106 Cottage Hill Road
(East side of Snowden Place East, 175'± North of Snowden Place)**CITY COUNCIL****DISTRICT**

District 6

AREA OF PROPERTY

1 Lot / 0.3± Acre

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and side yard setbacks, and increased site coverage for a proposed lot in a private street subdivision, and creation of a single lot.

TIME SCHEDULE

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. Provide and label the monument set or found at each subdivision corner.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- F. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.

- G. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.

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 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.).
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 residential lot is limited to the one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY

COMMENTS

As for the already preserved 63" live oak, the critical root zone is 31.5ft. from the trunk of the tree, so to insure its protection, the dwelling footprint should not be inside the CRZ so not to cause any encroachment of roots and drip line. Preservation status should be placed on the 25" live oak as well. The CRZ is 12.5ft. as the dwelling footprint should be outside of this area.

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).

MAWSS COMMENTS

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, Inc.

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and side yard setbacks, and increased site coverage for a proposed lot in a private street subdivision.

The site is located in Council District 6, and according to the applicant is served by public water and sanitary sewer.

Snowden Place has been through Subdivision and Planned Unit Development (PUD) review several times since 2007. The approval for Revised Snowden Place Subdivision and PUD was granted in May, 2013, with extensions granted in 2014 and 2015, and one currently pending. Phase One was recorded in 2013. The site consists of recorded Lot 11, Revised Snowden Place, Phase One, and the area of proposed Lot 20, Revised Snowden Place, Phase Three. Plans are currently under review for the Land Disturbance to construct the streets for Phases Two and Three. Those streets must be constructed prior to signing the Final Plat for those units.

The applicant proposes to combine one lot and proposed future lot into one lot to construct a single-family residence. Ordinarily, within a standard subdivision with normal setbacks and site coverage allowances, a dwelling which spans the common interior property line effectively combines the two lots into one and negates the need for resubdivision into one lot, assuming no easements are recorded within the building footprint. The recorded plat of Revised Snowden Place, Phase One, and the approved Phase Three, both indicate 5' setbacks along the common interior property line with lots less than 60' wide approved via the previous PUD. PUD's are site plan specific and since the setback lines along the common interior property line must be removed to accommodate the proposed dwelling, both the Subdivision and PUD must be amended.

The site is located adjacent to Cottage Hill Road which is indicated as a Suburban Corridor on the Development Framework Map - Corridors and Centers of the Map for Mobile. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather within a Suburban Neighborhood, development should follow the guidelines and intent of a Suburban Neighborhood.

SUBURBAN CORRIDOR

Intent

- Accommodation of all users: automobile, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Development concentrated in centers rather than in strips along the corridor
- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

SUBURBAN NEIGHBORHOOD

Intent

- 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

A consultant has been hired to review and rewrite the Zoning Ordinance and Subdivision Regulations, as well as develop a new Major Street Plan Map and General Land Use Plan Map. This will be a 24-30 month process. Until that project is completed and the new documents are adopted, we continue to operate under the existing Zoning Ordinance and Subdivision Regulations. The proposed project would be considered as an appropriately scaled infill development which complements the existing character of the neighborhood, but that also is in keeping with many of the intentions of the Map for Mobile.

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 proposed lot will meet the minimum area requirements of the Subdivision Regulations and as on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. As with the original approval of Snowden Place Subdivision, the reduced front and side yard setbacks are shown around the perimeter of the lot and should be retained on the Final Plat.

The plat does not indicate the 25" and 63" Live Oak trees as shown on the PUD site plan but which are covered under the Urban Forestry comments. Therefore, a note should be placed on the Final Plat stating that the 25" and 63" Live oak trees are granted Preservation Status and a separate note for each should be placed on the Final Plat and PUD site plan addressing the Critical Root Zone building footprint restrictions.

The plat contains two diagrams indicating typical lot building limits for the over-all Revised Snowden Place Subdivision. However, as specific building limits would apply to the proposed lot due to the Urban Forestry limitations, these two diagrams should be replaced by one indicating the building limits after the Critical Root Zone limits are included.

A note should be placed on the Final Plat stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The reference on the existing note to restricting direct access to Cottage Hill Road should be removed.

Snowden Place Subdivision was recorded with Common Areas; therefore, a note should be placed on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners. As this is a private street subdivision, a similar note pertaining to the maintenance of the private streets should also be placed on the Final Plat. The note on the plat referencing the private street gate remaining operational should be retained on the Final Plat.

As revisions will be required on the accompanying PUD site plan, two copies of a revised PUD site plan should be submitted to and approved by Planning and Zoning prior to signing the Final Plat.

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.

The only proposed changes to the originally-approved PUD are the removal of the common interior property line and accompanying side yard setbacks and the revision of the site coverage table. The site plan contains a table indicating the lot area in square feet (12,375), the maximum buildable area in square feet (8,979) and the individual site coverage ratio (72.56%). The buildable area and site coverage ratio calculate to be the entire area of the lot minus the area within the building setback lines. However, Urban Forestry has determined that, due to the Preservation Status to be granted to the 25" and 63" Live Oak trees, a Critical Root Zone (CRZ) of one-half the diameter of each tree should be placed around the trees and no structure should be constructed within this area so as to protect the root systems and drip lines of the trees. Therefore, the table providing the maximum buildable area and site coverage ratio should be revised and reduced by the areas of the CRZ for each tree. Notes to this effect should be placed upon a revised site plan.

The site plan contains two diagrams indicating typical lot building limits for the over-all Revised Snowden Place Subdivision. However, as specific building limits would apply to the proposed lot due to the Urban Forestry limitations, these two diagrams should be replaced by one indicating the building limits after the Critical Root Zone limits are included.

A note should be placed on the site plan stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The reference on the existing note to restricting direct access to Cottage Hill Road should be removed. The note on the site plan referencing the private street gate remaining operational should be retained.

A note should be placed on the site plan stating that the maintenance of the Common Areas and the private street are the responsibility of the property owners.

A note should be placed on the site plan indicating that individual private garbage service will be provided

Two copies of a revised PUD site plan should be submitted to and approved by Planning and Zoning prior to signing the Final Plat for the Subdivision.

RECOMMENDATION

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the front side and rear yard setbacks on the Final Plat;
- 3) placement of a note on the Final Plat stating that the 25" and 63" Live Oak trees are granted Preservation Status;
- 4) placement of a note on the Final Plat stating that no structure may be placed within the Critical Root Zone of 12.5' around the 25" Live Oak Tree;
- 5) placement of a note on the Final Plat stating that no structure may be placed within the Critical Root Zone of 31.5" around the 63" Live Oak Tree;
- 6) removal of the two diagrams indicating typical lot building limits for the over-all Subdivision and replacement with one diagram indicating the building limits after the Critical Root Zone limits are included for the subject lot;
- 7) placement of a note on the Final Plat stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) removal of the reference to restricting direct access to Cottage Hill Road;
- 9) placement of a note on the Final Plat stating that maintenance of the Common Areas within the over-all Snowden Place Subdivision is the responsibility of the property owners;
- 10) placement of a note on the final Plat stating that the maintenance of the private streets is the responsibility of the property owners;
- 11) retention of the note stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 12) compliance with the 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. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. G. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.];*

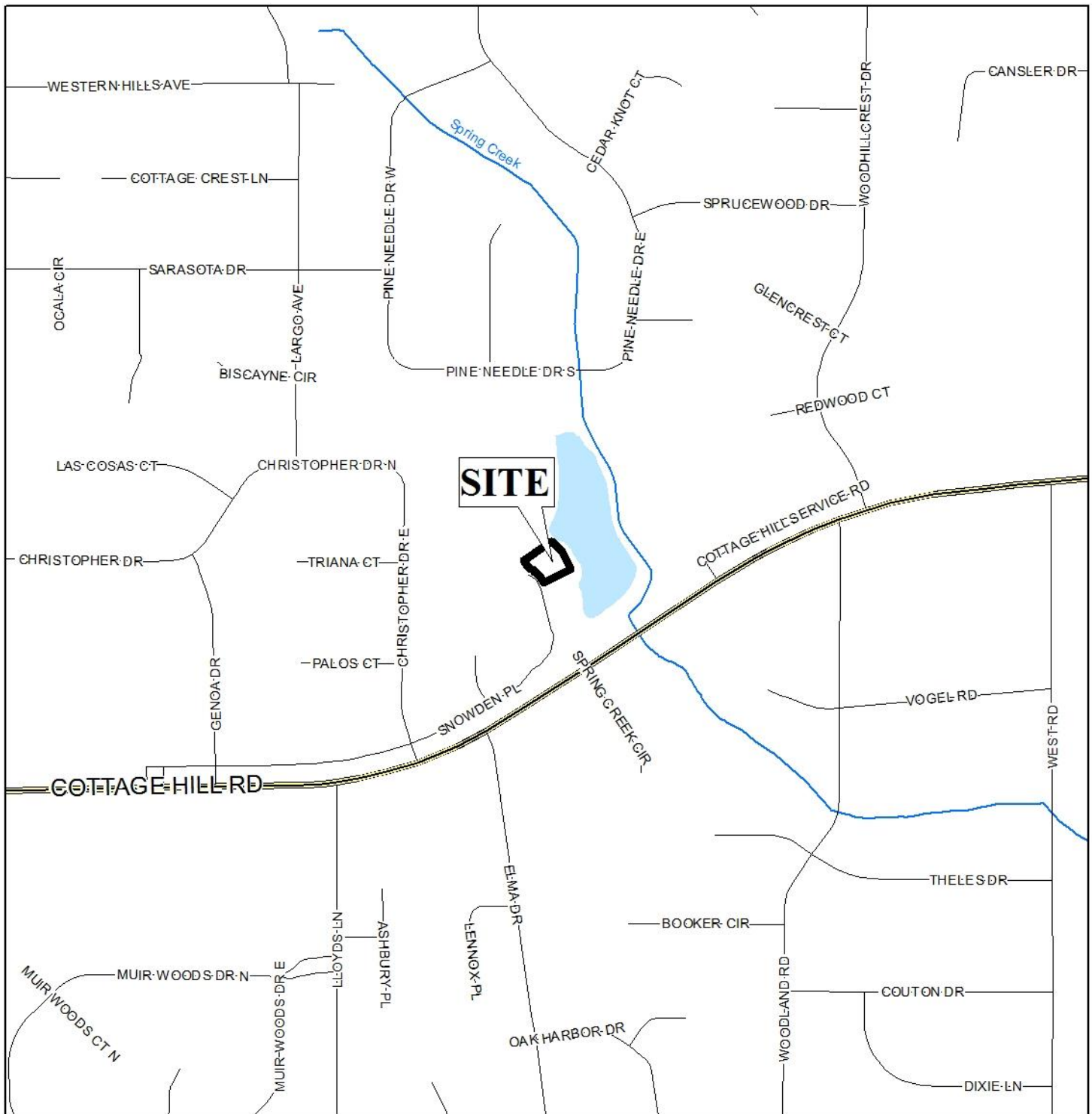
- 13) compliance with the Traffic Engineering comments: *(Each residential lot is limited to the one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 14) compliance with the Urban Forestry comments: *(As for the already preserved 63" live oak, the critical root zone is 31.5ft. from the trunk of the tree, so to insure its protection, the dwelling footprint should not be inside the CRZ so not to cause any encroachment of roots and drip line. Preservation status should be placed on the 25" live oak as well. The CRZ is 12.5ft. as the dwelling footprint should be outside of this area.);*
- 15) compliance with the 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).];*
- 16) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) retention of the lot size label in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) retention of the front, side and rear yard setbacks on the site plan;
- 3) placement of a note on the site plan stating that the 25" and 63" Live Oak trees are granted Preservation Status;
- 4) placement of a note on the site plan stating that no structure may be placed within the Critical Root Zone of 12.5' around the 25" Live Oak Tree;
- 5) placement of a note on the site plan stating that no structure may be placed within the Critical Root Zone of 31.5" around the 63" Live Oak Tree;
- 6) revision of the table providing the maximum building area and site coverage ratio for the lot to be reduced by the areas of the CRZ for the 25" and 63" Live Oak trees;
- 7) removal of the two diagrams indicating typical lot building limits for the over-all Subdivision and replacement with one diagram indicating the building limits after the Critical Root Zone limits are included for the subject lot;
- 8) placement of a note on the site plan stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) removal of the reference to restricting direct access to Cottage Hill Road;
- 10) retention of the note stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 11) placement of a note on the site plan stating that maintenance of the Common Areas within the over-all Snowden Place Subdivision is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that individual private garbage service will be provided;
- 13) 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 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. Each Lot Owner shall be*

- required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). 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.];*
- 14) compliance with the Traffic Engineering comments: *(Each residential lot is limited to the one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 15) compliance with the Urban Forestry comments: *(As for the already preserved 63" live oak, the critical root zone is 31.5ft. from the trunk of the tree, so to insure its protection, the dwelling footprint should not be inside the CRZ so not to cause any encroachment of roots and drip line. Preservation status should be placed on the 25" live oak as well. The CRZ is 12.5ft. as the dwelling footprint should be outside of this area.);*
- 16) compliance with the 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).];*
- 17) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 18) full compliance with all municipal codes and ordinances.

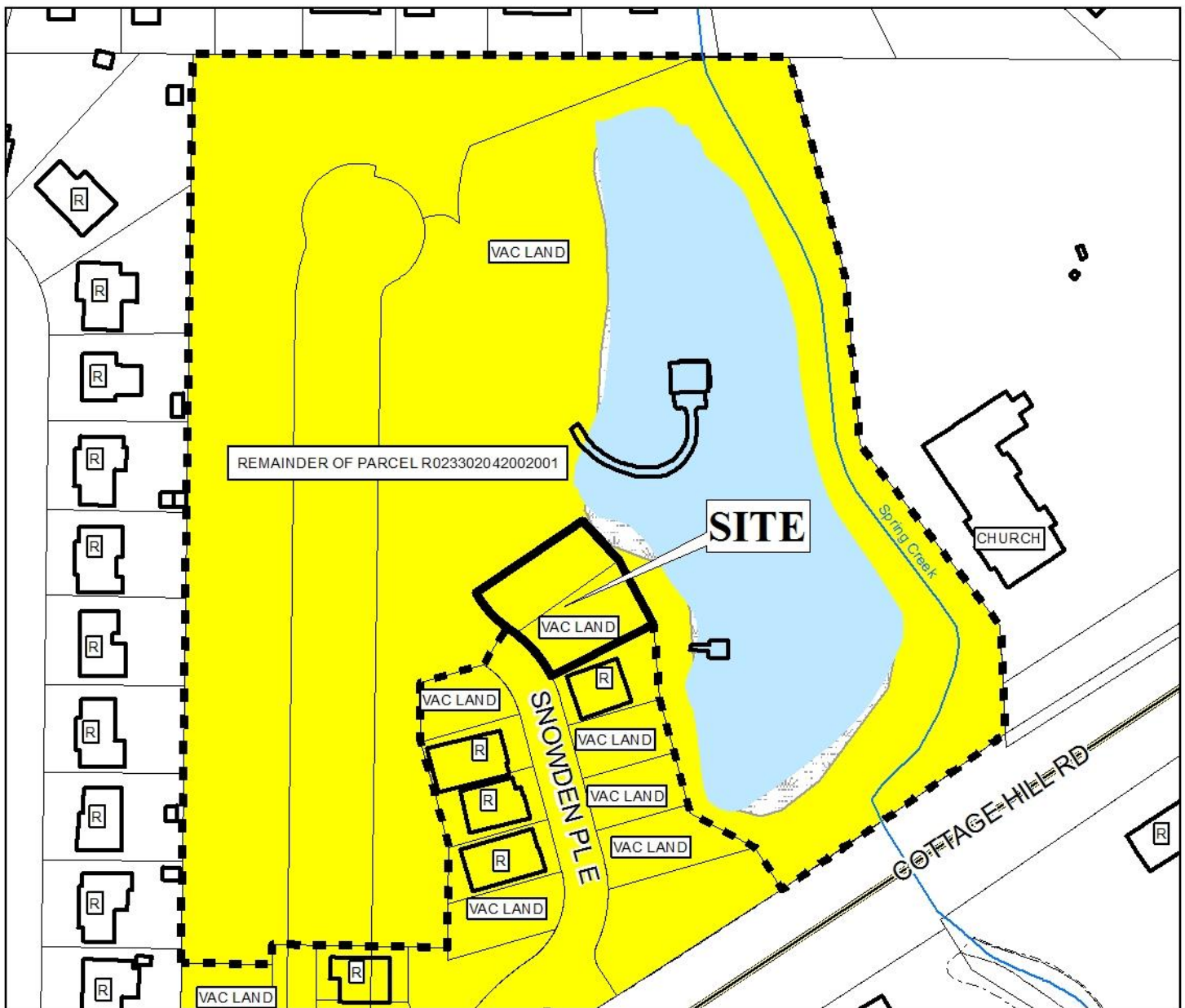
LOCATOR MAP



APPLICATION NUMBER 10 DATE June 2, 2016
 APPLICANT Revised Snowden Place Subdivision, Unit One, Resubdivision of and Addition to Lot 11
 REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



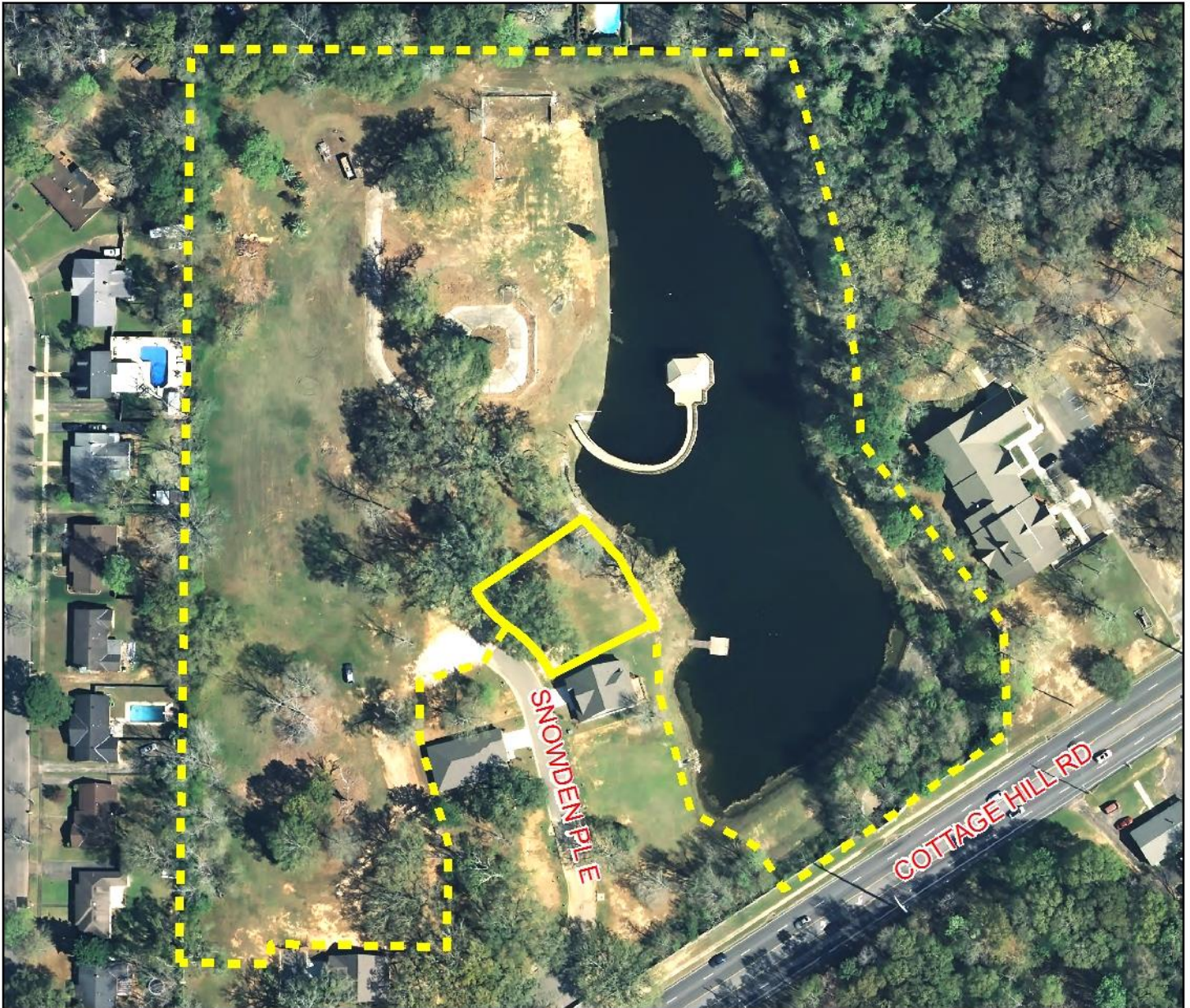
The site is surrounded by residential units and a church is located to the east.

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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 AERIAL

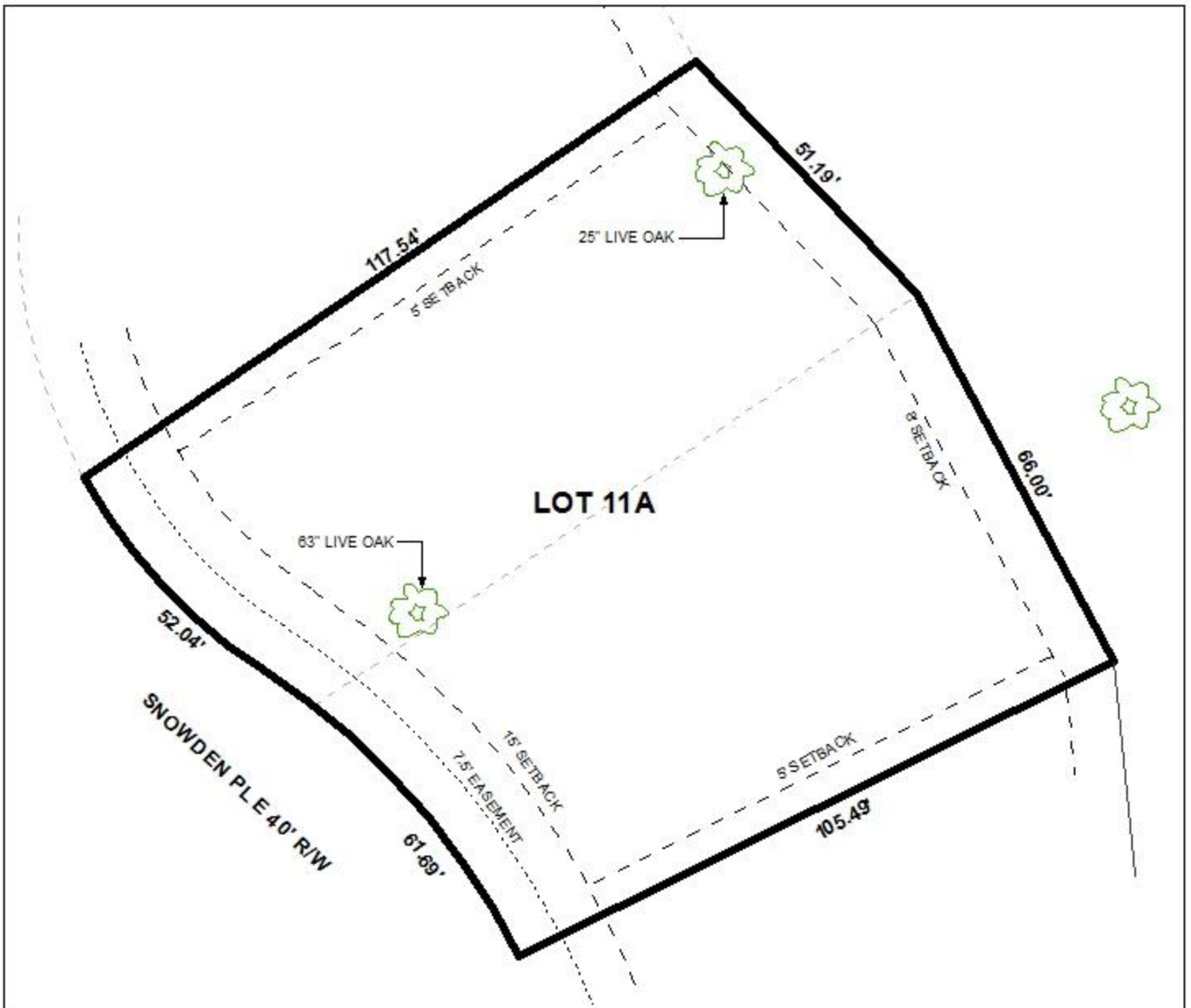


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SITE PLAN



The site plan illustrates the proposed lot, easements, and proposed setbacks.

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