

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: November 21, 2013****DEVELOPMENT NAME**

Alba Place Subdivision

SUBDIVISION NAME

Alba Place Subdivision

LOCATION

2529 River Forest Road
(South side of River Forest Road, 450' ± West of Alba Club Road)

**CITY COUNCIL
DISTRICT**

District 3

AREA OF PROPERTY

3-Lots / 1.1 ± Acres

CONTEMPLATED USE

front-yard setbacks.

Planned Unit Development Approval to allow reduced

**TIME SCHEDULE
FOR DEVELOPMENT**

Phase 1: Immediately;
Phase 2: Within 6 months with completion within the following year; and
Phase 3: Within one year with completion within the following year.

**ENGINEERING
COMMENTS****Subdivision**

The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances).
- b. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
- c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.
- d. Dedication of sufficient ROW at the west end of River Forest Rd for the construction of a cul-de-sac or other approved turnaround by the City Engineer and Traffic Engineer.

- e. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- f. Add a signature block for the City Engineer, County Engineer, Planning Commission and Traffic Engineer.
- g. Provide the Surveyor's, Owner's, and Notary Public's Certificate and Signature.
- h. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- i. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Revised for the January 2, 2014 meeting: *The following comments should be addressed prior to acceptance and signature by the City Engineer:*

- a. *Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances).*
- b. *Add a note to the SUBDIVISION PLAT showing the exact amount of historical credit (based on the 1984 Aerial Photo – Flight 23, Panel 84) that each LOT will receive towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition.*
- c. *Add a note to the SUBDIVISION PLAT showing the exact amount of impervious area that each LOT may propose before a full set of site construction plans are required to be submitted with the Land Disturbance Permit. The total combined amount of impervious area for LOT 1 & 2 is 4,000sf.*
- d. *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) would be required prior to the issuance of a permit for any land disturbance activity.*
- e. *Dedication of 7.5 feet of property to Public ROW along River Forest Rd.*
- f. *Add a note stating that the existing fence along River Forest Rd may remain until widening improvements are made to the road.*
- g. *Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.*
- h. *Add a signature block for the City Engineer, County Engineer, Planning Commission and Traffic Engineer.*
- i. *Provide the Surveyor's, Owner's, and Notary Public's Certificate and Signature.*
- j. *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- k. *Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.*

Planned Unit Development

- 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. A complete set of construction plans for any proposed site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Provide a note that a Cul-de-sac, or other approved turnaround shall be provided prior to any development.
5. Provide a note that the roadway must be widened to meet City Street Standards as approved by City Engineer and Traffic Engineer.

Revised for the January 2, 2014 meeting:

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. *A complete set of construction plans for any proposed site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*

TRAFFIC ENGINEERING
COMMENTS

The roadway width and surface material of River Forest Road is substandard and will need to be improved along the property frontage prior to permitting any driveways for these lots. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Revised for the January 2, 2014 meeting: *Traffic Engineering is ok with the roadway remaining as is, with either the dedication (preferred) of the additional 7.5' or reserved for future dedication.*

URBAN FORESTRY
COMMENTS

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Preservation status is to be given to the 44" Live Oak Tree located on the North side of Lot 1 and the 50" Live Oak Tree located between Lot 1 and Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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** service until a Capacity application is approved by Volkert Engineering Inc.

REMARKS

The applicant is requesting Planned Unit Development approval to allow reduced front-yard setbacks, and Subdivision approval to create 3 legal lots of record from one legal lot. The proposed subdivision is located in Council District 6, and the applicant states the site is served by public water and sanitary sewer.

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.

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 is zoned R-1, Single-Family Residential. This district allows up to 35% site coverage and a 25-foot front-yard setback and 8-foot side and rear yard setbacks.

The applicant is requesting that the standard minimum front-yard setback be reduced to allow a 15' front-yard setback for the proposed Lots 1 and 2 and a 10' front-yard setback for the proposed Lot 3. It should also be noted that the proposed garages for the proposed Lot 1 and Lot 2 will be located only 5' from a shared lot line. The applicant should revise the PUD application to include a reduced side-yard setback.

It should be pointed out that the proposed Lot 1 and Lot 3 abut existing, residentially zoned lots. Typically, the side yard setback in PUDs is required to be at least 8' where the PUD abuts existing residential developments. Only the front-yard setback is depicted on the site plan and therefore, a side-yard setback of at least 8' should be required along the east boundary of the proposed Lot 1 and the west boundary of the proposed Lot 3. The Final Plat and PUD Site plan should be revised to reflect the required 8' setback and illustrate all other setbacks for the

proposed Lots 1, 2, and 3. The submission of a revised PUD Site Plan is required prior to the signing of the Final Plat.

The site fronts River Forest Road, a minor street which does not have curb and gutter. The preliminary plat depicts an existing right-of-way of 25'; however, Section V.B.14. of the Subdivision Regulations states that the minimum right-of-way for minor streets with no curb and gutter shall be 60'. It should be pointed out that an additional setback in lieu of dedication was approved in 2006 for the Alba Hunting & Fishing Club, across River Forest Road. The applicant has proposed a 7.5' dedication to the City of Mobile; however, additional dedication will still be required in order to provide 30' as measured from the centerline of River Forest Road. The PUD site plan and plat should be revised to illustrate the required dedication sufficient to provide 30' as measured from the centerline of River Forest Road, if approved.

As a means of access management, the proposed Lot 1 should be limited to the existing curb-cut along River Forest Road and the proposed Lots 2 and 3 should be limited to one curb cut each to River Forest Road. Any changes to the existing curb-cut along with the size, design and location of the new curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that access appears to be a concern due to the proximity of the proposed structures and proposed vehicle maneuverability areas. As proposed, the structures will be at least 10' from the applicant's proposed new right-of-way line. If additional dedication is required, there may only be a few feet of setback. It appears that the applicant may be over building the site.

It should be pointed out that the PUD site plan depicts 3 large Live Oak trees as well as a Longleaf Pine and Red Cedar tree. Development of this site should comply with Urban Forestry Comments regarding tree preservation and protection.

The entire site appears to be within the AE and X-Shaded flood zones associated with Dog River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies may be required prior to development.

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.

RECOMMENDATION

Subdivision: Based upon the preceding, the Subdivision request is recommended for Denial due to the following reason:

- 1) Insufficient right-of-way dedication per Section V.B.14. of the Subdivision Regulations.

Planned Unit Development: Based upon the preceding, the application is recommended for Denial due to the following reasons:

- 1) As proposed, the dwelling units will be at least 10' from the applicant's new right-of-way line and if additional dedication is required, there may only be a few feet of setback;
- 2) The proposed garages for the proposed Lots 1 and 2 are proposed 5' from a shared lot line when the Zoning Ordinance allows a minimum of 8'; and

- 3) The applicant appears to be over building the site.

Revised for the December 19, 2013 meeting:

The application was heldover at the November 21, 2013 meeting to allow the applicant to revise the site plan to provide a compliant Fire apparatus turn-around.

No additional information has been received, and, as such, the original recommendation of denial would still stand.

RECOMMENDATION

Subdivision: *Based upon the preceding, the Subdivision request is recommended for Denial due to the following reason:*

- 1) *Insufficient right-of-way dedication per Section V.B.14. of the Subdivision Regulations.*

Planned Unit Development: *Based upon the preceding, the application is recommended for Denial due to the following reasons:*

- 1) *As proposed, the dwelling units will be at least 10' from the applicant's new right-of-way line and if additional dedication is required, there may only be a few feet of setback;*
- 2) *The proposed garages for the proposed Lots 1 and 2 are proposed 5' from a shared lot line when the Zoning Ordinance allows a minimum of 8'; and*
- 3) *The applicant appears to be over building the site.*

Revised for the January 2, 2014 meeting:

The request was heldover until the January 2, 2014 meeting to allow staff time to review the revised site plan received on December 18, 2013, and develop conditions.

The applicant has revised the Subdivision and Planned Unit Development request to only 2 proposed lots and dwelling units.

It should be noted that there were also concerns in relation to the substandard roadway width, but in an email dated December 10, 2013, the Fire Department stated: "...an existing City Street MAY not need widening by a private developer for only 1 lot to be sub-divided into 3, with frontage on the existing city street, with hydrant preexisting." As such, no roadway widening or improvements should be required at this time; however, a minimum dedication of 7.5', as proposed by the applicant, and requested by Engineering, should be required.

Finally, it should be pointed out that there is an existing gate for the driveway of the proposed Lot 1 and a fence which runs along the existing property line along River Forest Road. The applicant should be aware that after the proposed 7.5' is dedicated to the City of Mobile, the existing fence and gate will be located within public right-of-way and, as a result, should be removed or relocated to the newly proposed property line. All other roadway and right-of-way improvements should comply with City of Mobile Engineering and Traffic Engineering requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, the Subdivision request is recommended for tentative approval, subject to the following conditions:

- 1) Revision of the Final Plat to depict a total of 2 lots, to match the revised site plan submitted on December 18, 2013;
- 2) Revision of the Final Plat to illustrate the revised lot sizes in square feet and acres for both lots;
- 3) Dedication of 7.5' along River Forest Road, as proposed;
- 4) Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);
- 5) Compliance with Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the SUBDIVISION PLAT showing the exact amount of historical credit (based on the 1984 Aerial Photo – Flight 23, Panel 84) that each LOT will receive towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. c. Add a note to the SUBDIVISION PLAT showing the exact amount of impervious area that each LOT may propose before a full set of site construction plans are required to be submitted with the Land Disturbance Permit. The total combined amount of impervious area for LOT 1 & 2 is 4,000sf. d. 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) would be required prior to the issuance of a permit for any land disturbance activity. e. Dedication of 7.5 feet of property to Public ROW along River Forest Rd. f. Add a note stating that the existing fence along River Forest Rd may remain until widening improvements are made to the road. g. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. h. Add a signature block for the City Engineer, County Engineer, Planning Commission and Traffic Engineer. i. Provide the Surveyor's, Owner's, and Notary Public's Certificate and Signature. j. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. k. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);
- 6) Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);
- 7) Compliance with Traffic Engineering comments: (Traffic Engineering is ok with the roadway remaining as is, with either the dedication (preferred) of the additional 7.5' or reserved for future dedication. Placement of a note on the Final Plat stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) 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). Preservation status is to be given to the 44" Live Oak Tree located on the North side of Lot 1 and the 50" Live Oak Tree located between Lot 1 and Lot 2. Any work on or under these trees is to be

permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);

- 9) Submission of a revised site plan prior to the signing of the Final Plat; and*
- 10) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.*

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

- 1) Dedication of 7.5' along River Forest Road, as proposed;*
- 2) Removal of the existing gate and fence along River Forest Road or relocation to the newly proposed property line after dedication is accounted for;*
- 3) Revision of the site plan to depict the lot size in square feet and acres;*
- 4) Revision of the site plan to depict the maximum site coverage (35%) allowed for both lots;*
- 5) Retention of all proposed setbacks on the site plan;*
- 6) Placement of a note on the site plan stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;*
- 7) Placement of a note on the site plan stating: (Development of the site must comply with local, state and federal regulations regarding flood zones and wetlands.);*
- 8) Placement of a note on the site plan stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 9) Compliance with Engineering comments: (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. A complete set of construction plans for any proposed site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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 development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.);*
- 10) Compliance with Fire comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 11) Compliance with Traffic Engineering comments: (Traffic Engineering is ok with the roadway remaining as is, with either the dedication (preferred) of the additional 7.5' or reserved for future dedication. Placement of a note on the Final Plat stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards);*
- 12) 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). Preservation status is*

to be given to the 44" Live Oak Tree located on the North side of Lot 1 and the 50" Live Oak Tree located between Lot 1 and Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);

13) Submission of a revised site plan prior to the signing of the Final Plat;

14) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and

15) Compliance with all other municipal codes and ordinances.

LOCATOR MAP



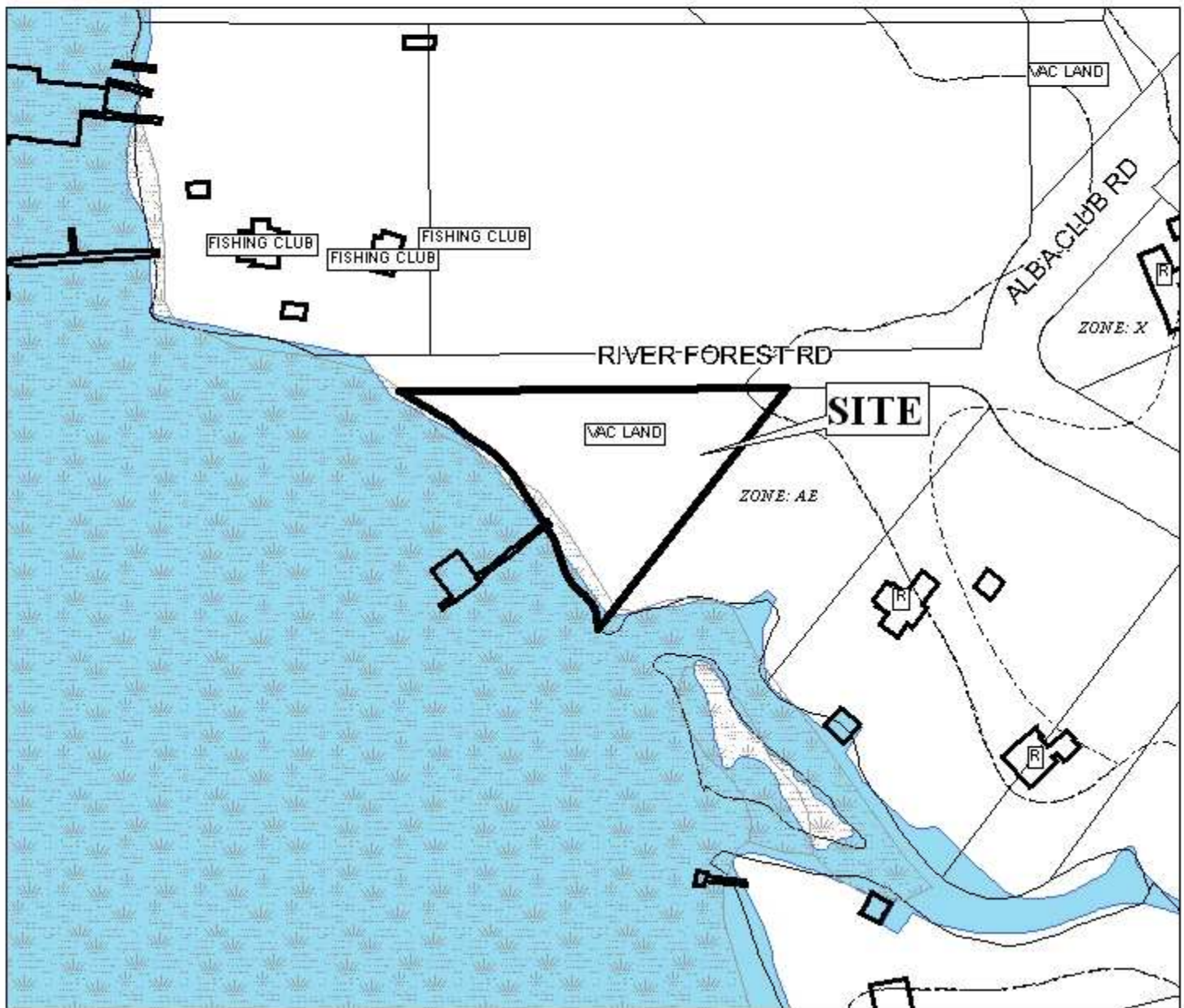
APPLICATION NUMBER 11 & 12 DATE January 2, 2014

APPLICANT Alba Place Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A fishing club is located to the north of the site. Single family residences are located to the east of the site.

APPLICATION NUMBER 11 & 12 DATE January 2, 2014

APPLICANT Alba Place Subdivision

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

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A fishing club is located to the north of the site. Single family residences are located to the east of the site.

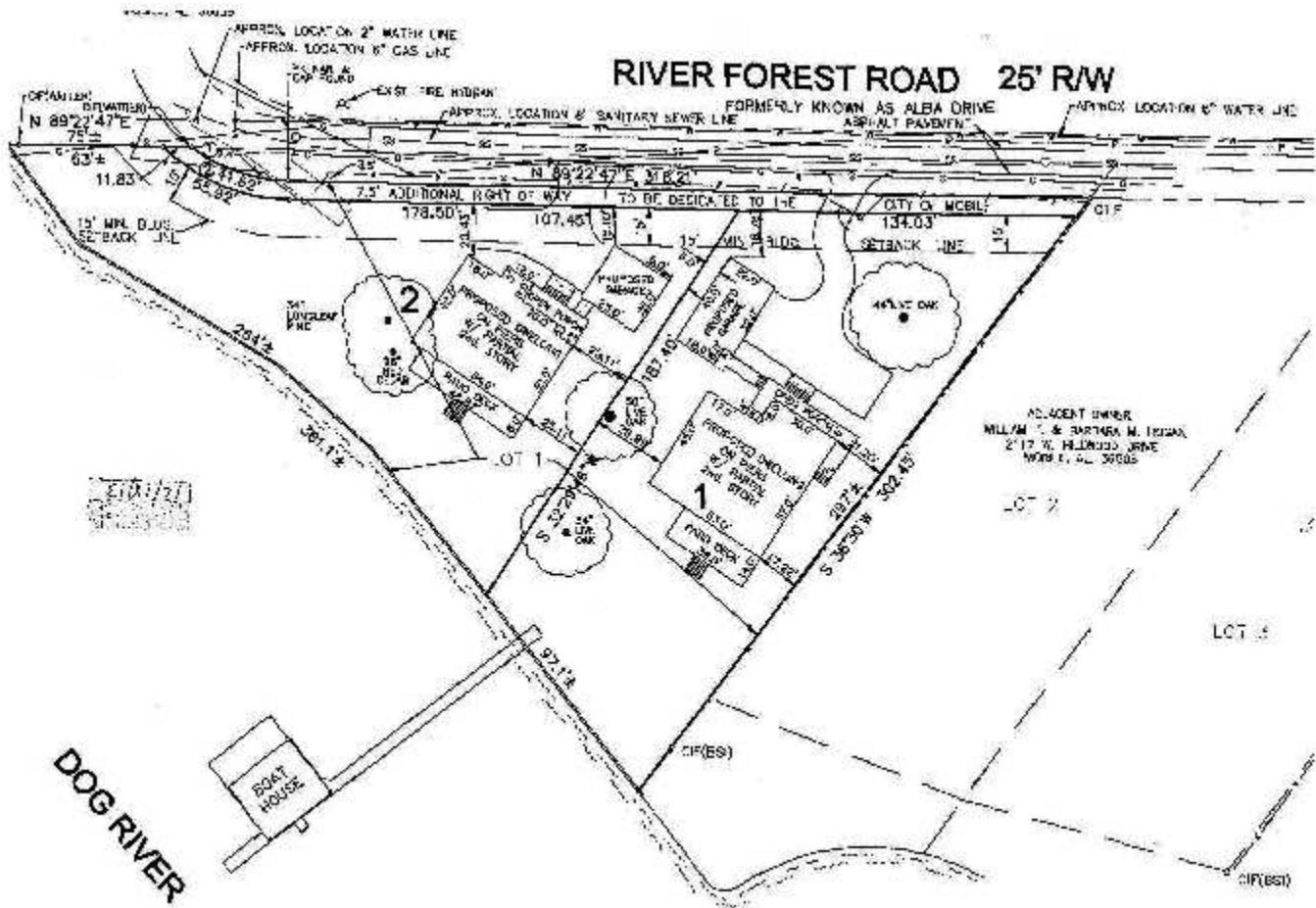
APPLICATION NUMBER 11 & 12 DATE January 2, 2014

APPLICANT Alba Place Subdivision

REQUEST Subdivision, Planned Unit Development



REVISED SITE PLAN - 12/18/2013



APPLICATION NUMBER 11 & 12 DATE January 2, 2014

APPLICANT Alba Place Subdivision

REQUEST Subdivision, Planned Unit Development

