

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 6, 2006**

DEVELOPMENT NAME Eastridge Place Subdivision, Resubdivision of Lots 14 & 15

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LOCATION 5929 and 5933 Eastridge Place
(Southeast corner of Eastridge Place and East Drive)

**CITY COUNCIL
DISTRICT** District 5

PRESENT ZONING R-1, Single-Family Residential District

AREA OF PROPERTY 1 Lot / 0.3 ± acres

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to remove a side yard setback line, and Subdivision Approval to combine two lots into one lot.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediate

**ENGINEERING
COMMENTS** Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING
COMMENTS** Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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 granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger.

FIRE DEPARTMENT

COMMENTS

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting to combine two existing lots into one lot, and amend an existing Planned Unit Development (PUD) approval to change required building setback lines.

The record plat requires the following setbacks for Lot 14: front – 20 feet, East side – 0 feet, West side – 8 feet; rear – 20 feet. The record plat requires the following setbacks for Lot 15: front – 20 feet, East side – 0 feet, West side (street) – 20 feet, rear – 20 feet. With the combining of Lots 14 and 15 into one lot, the applicant proposes to have the new setbacks as follows: front – 20 feet, East side – 0 feet, West side (street) – 20 feet, rear – 20 feet. Standard setbacks in an R-1, One-Family Residential District are as follows: front – 25 feet, side – 8 feet, side (street) – 20 feet, rear – 8 feet. Subdivision approval is required to modify these setbacks on the record plat, and PUD approval is required to allow reduced setbacks.

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.

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.

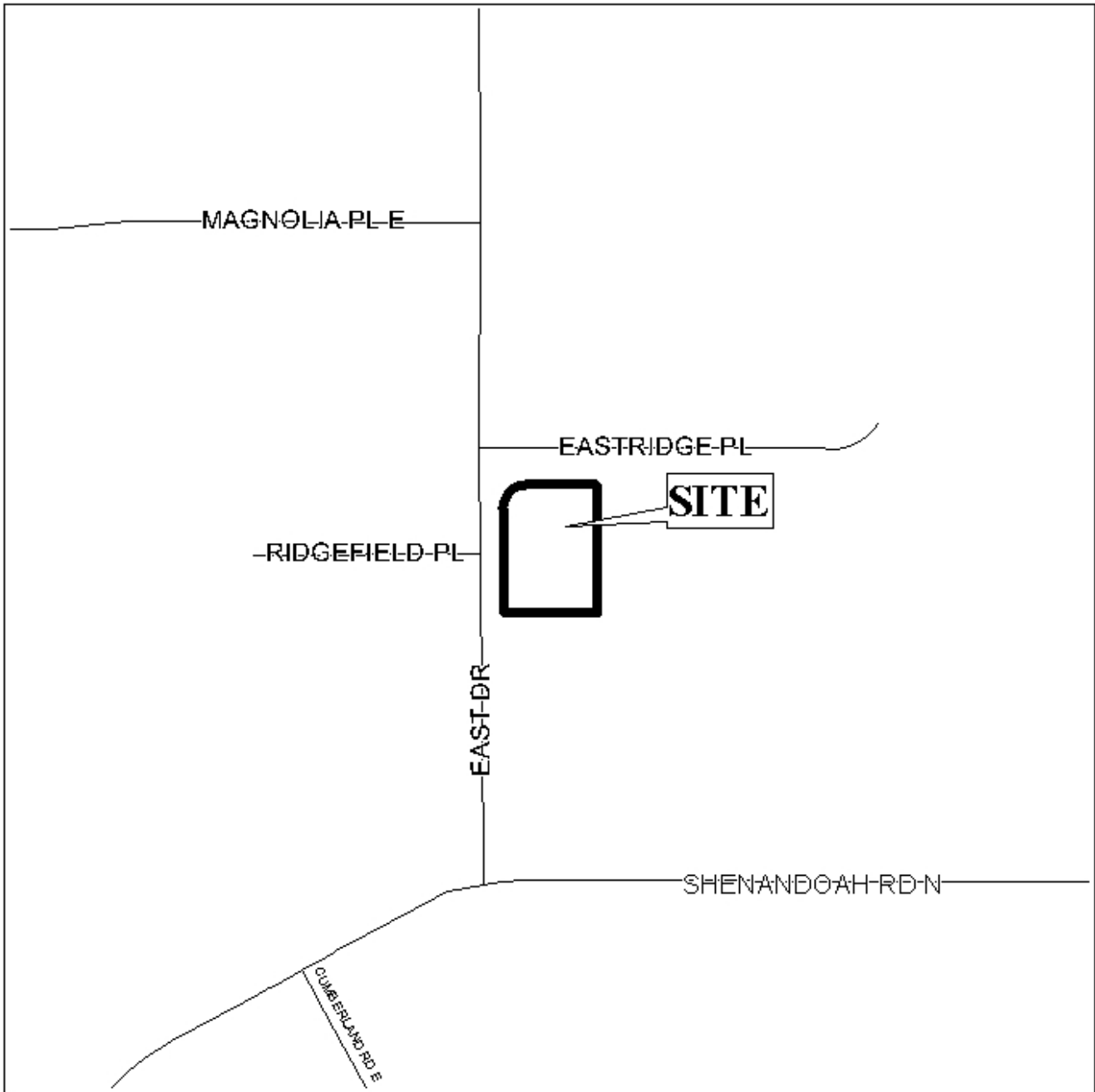
The applicant currently lives on Lot 14, and is making this request to allow the construction of a pool on Lot 15, however, regulations do not allow for the construction of a pool on a lot of record without an accompanying primary structure. The combination of the two lots by the subdivision process will allow the applicant to proceed with the construction of the pool for his existing residence. The applicant will maintain all other setbacks, including the 20-foot ingress-egress easement located at the rear of the property. The applicant is not proposing to change the existing maximum site coverage of 35% for the property.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) completion of the subdivision process; 2) placement of a note on the site plan and final plat stating that all common areas to be maintained by the property owners association; 3) placement of a note on the site plan and final plat stating that the maximum building site coverage shall not exceed 35% ; 4) placement of the following note on the site plan and final plat – *“Preservation status granted for all 50-inch and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger”*; 5) placement of a note on the site plan and final plat stating that no permanent structures, such as buildings or pools, may be placed in easements; and 6) full compliance with all other municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the site plan and final plat stating that all common areas to be maintained by the property owners association; 2) placement of a note on the site plan and final plat stating that the maximum building site coverage shall not exceed 35% ; 3) placement of the following note on the site plan and final plat – *“Preservation status granted for all 50-inch and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger”*; 4) placement of a note on the site plan and final plat stating that no permanent structures, such as buildings or pools, may be placed in easements; and 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 12 & 13 DATE July 6, 2006

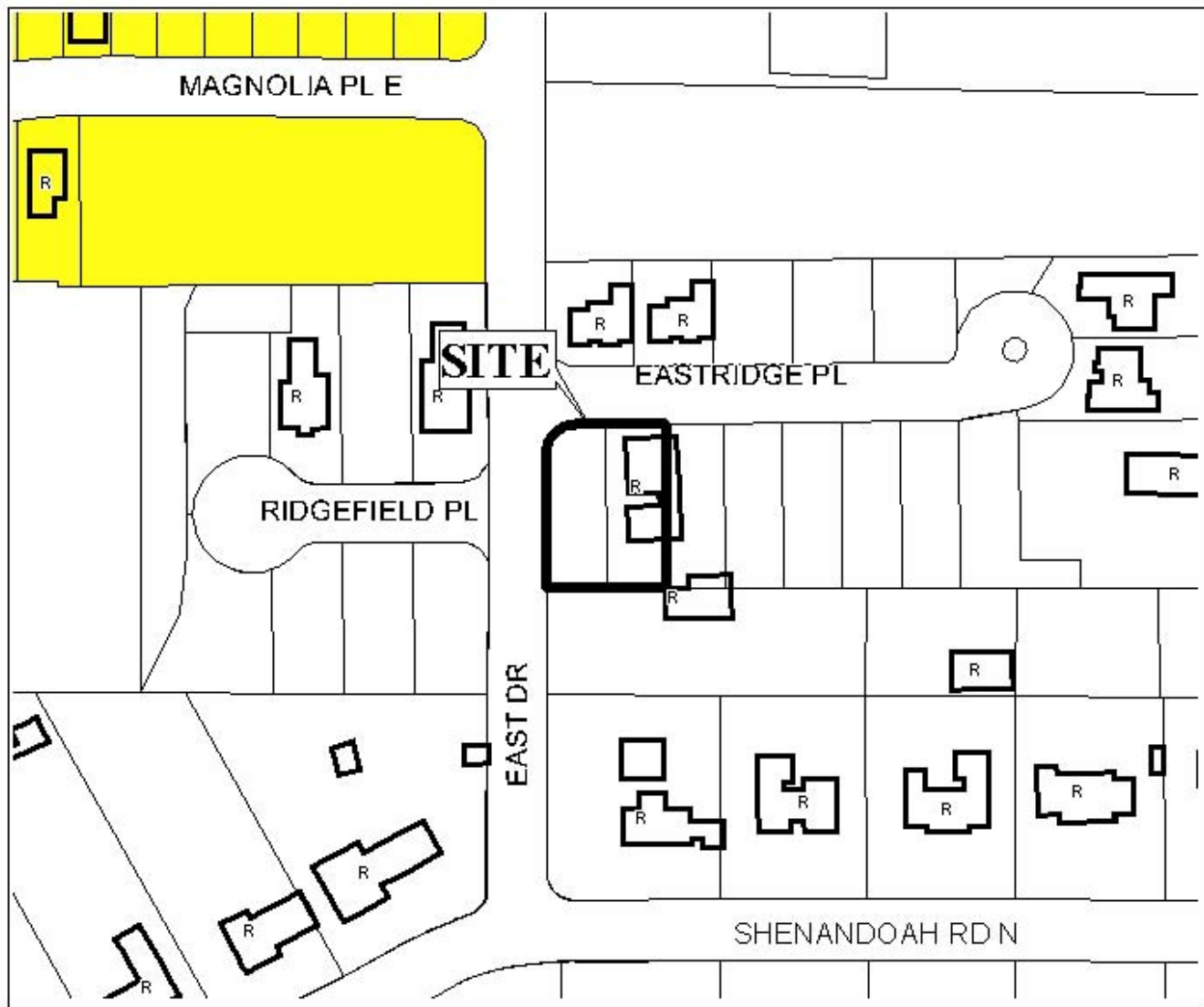
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REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units

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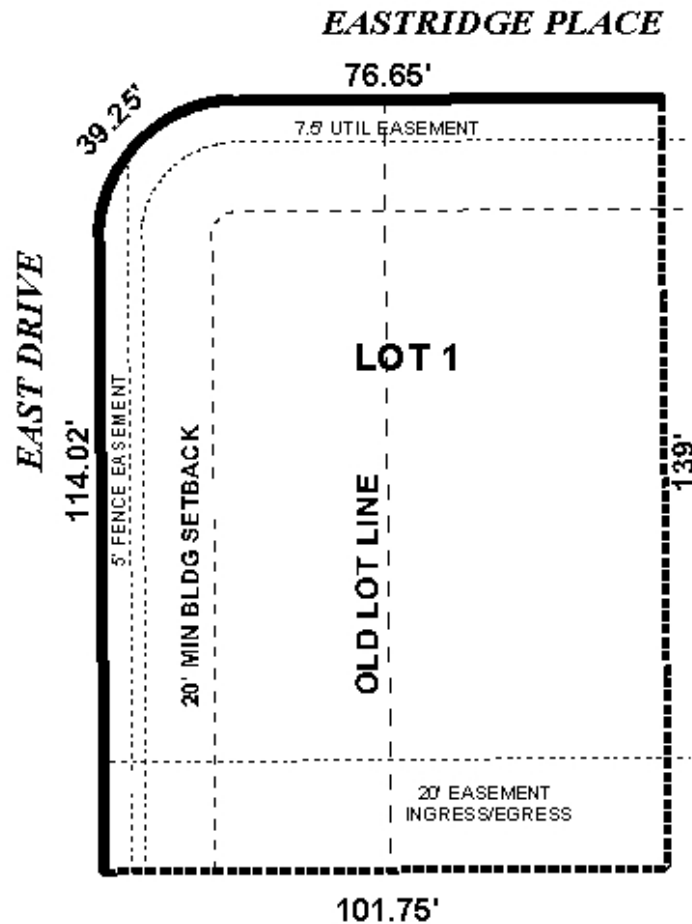
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



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

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