

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 6, 2011****DEVELOPMENT NAME**

Hallmark at Mobile

SUBDIVISION NAME

Hallmark at Mobile Subdivision

LOCATION

Southeast corner of Gurley Road and Cody Road North

**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY1 Lot / 7.1 Acres \pm **CONTEMPLATED USE**

Planned Unit Development Approval to allow multiple buildings on a single building site to include four multi-story apartment buildings with a total of 92 units and a clubhouse, and Subdivision approval to create a legal lot of record and a common area from an existing metes and bounds parcel.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate upon approvals.

ENGINEERING**COMMENTS**

Show Minimum Finished Floor Elevation on Plat. On the plat, show the location (if any) of wetlands or state that there are no wetlands present if applicable. There is to be no fill placed within the limits of the flood plain without providing compensation. Need to contain runoff within the property limits and runoff must not be allowed to discharge onto adjacent properties. The detention pond is required to have maximum slopes of 3:1 and must be solid sodded. Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Cody Rd unless a sidewalk waiver is applied for and approved. Must comply with all storm water and flood control ordinances. The land disturbance plans shall contain a sequenced or phased erosion and sediment control plan such that to mitigate erosion and sedimentation from leaving the property during all phases of construction. An onsite preconstruction meeting will be required prior to construction that shall include the engineer of record, the site QCI, the contractor and a City of Mobile Engineering Department representative. In addition to any required land disturbance permit, any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, 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 is to be given to the 60" Live Oak Tree located on the South West side of Lot 1. Any work on or under this tree 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.

COMMENTS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site to include four multi-story apartment buildings with a total of 92 units and a clubhouse, and Subdivision approval to a legal lot of record and a common area from an existing metes and bounds parcel. The site is located in Council District 7, and according to the applicant 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 proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The 25-foot minimum building setback line is not depicted, and this should be depicted along Cody Road North. A 20-foot minimum building line should be depicted along Gurley Road and Britonburg Drive, due to their status as minor streets, and the fact that the lot is a corner lot.. The lot area sizes are depicted on the plat in square feet, and these should be retained on the Final Plat, if approved.

The site fronts Cody Road North to the West, Gurley Road to the North, and Britonburg Drive to the South. Cody Road North is a Planned Major Street as shown on the Major Street Plan component of the Comprehensive Plan. The Plan requires a right-of-way of 100 feet, and the Plat depicts a current right-of-way of 80 feet. As such, dedication sufficient to provide 50 feet

from the centerline of Cody Road North should be required. Gurley Road is a minor street, not provided with curb and gutter, with a depicted right-of-way of 20 feet. Section V.B.14. of the Subdivision Regulations requires a right-of-way width of 60 feet for public roads not provided with curb and gutter. As such, dedication sufficient to provide 30 feet from the centerline of Gurley Road should be required. Britonburg Drive is minor street, provided with curb and gutter, and is a stub street from Greenway Subdivision, Unit 4; it is depicted with an adequate 50-foot right-of-way, and no further dedication for this street should be required. Further, compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii should be required at the intersection of Cody Road and Gurley Road.

It should be noted that Traffic Engineering has stated that a Traffic Impact Study will not be required for this development.

Access management for the development is a concern. The site plan, as submitted, depicts a single curb cut for the development to Cody Road North, and no access to any of the other streets. Access to both Gurley Road and Britonburg Drive would not be desirable, as Gurley Road is substandard and primarily single-family residential, and Britonburg Drive is also residential and is a minor residential stub street in an established subdivision. As such, a note should be placed on the Final Plat stating that the site is limited to one curb cut to Cody Road North, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be placed on the Final Plat stating that access to Gurley Road and Britonburg Drive is denied.

No sidewalks are depicted. A city standard sidewalk should be shown along all public rights-of-way, or request a sidewalk waiver from the Planning Commission.

As previously mentioned, the subdivision includes a common area of approximately 2.55 Acres. The common area encompasses an area covered by a flood hazard zone and Three Mile Creek. The Planning Commission has, in the past, allowed flood hazard areas to be designated as common areas for apartment developments. A note should be placed on the Final Plat, if approved, stating that maintenance of the common area is the responsibility of the property owner (or property owner's association) and not the City of Mobile.

Regarding the layout of the apartment buildings, due to required dedications, some of the buildings locations, as depicted, may be near or on the minimum building setback line, and the applicant should relocate any building that may be over the setback line to obtain compliance. The applicant also did not provide a landscaping and tree planting plan, however, full compliance with the landscaping and tree planting requirements of the Zoning Ordinance will be required. A dumpster is shown on the plans, however, no dumpster enclosure or sanitary sewer connection is depicted, and this should be shown on the site plan. Lastly, a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance should be provided wherever the site abuts residentially zoned property.

An adequate number of parking spaces are provided for the development, and accessways and maneuvering areas comply with the requirements of the Ordinance.

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.

As previously mentioned, the proposed common area is located within the Three Mile Creek Floodplain. The presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

RECOMMENDATION

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

- 1) dedication sufficient to provide 50 feet from the centerline of Cody Road North, 30 feet from the centerline of Gurley Road, and a curb radius at the intersection of Cody Road North and Gurley Road compliant with Section V.B.16. of the Subdivision Regulations;
- 2) depiction of the 25-foot minimum building setback line along Cody Road North, and a 20-foot minimum building line along Gurley Road, and Britonburg Drive;
- 3) depiction of the lot area size (including the common area), exclusive of any required dedications, in square feet on the Final Plat;
- 4) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Cody Road North, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards and direct access to Gurley Road and Britonburg Drive is denied;
- 5) placement of a note on the Final Plat stating that maintenance of the common area is the responsibility of the property owner (or property owner's association) and not the City of Mobile;
- 6) 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 (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 60" Live Oak Tree located on the South West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*
- 7) compliance with Engineering comments: *"Show Minimum Finished Floor Elevation on Plat. On the plat, show the location (if any) of wetlands or state that there are no wetlands present if applicable. There is to be no fill placed within the limits of the flood plain without providing compensation. Need to contain runoff within the property limits and runoff must not be allowed to discharge onto adjacent properties. The detention pond is required to have maximum slopes of 3:1 and must be solid sodded. Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Cody Rd unless a sidewalk waiver is applied for and approved. Must comply with all storm water and flood control ordinances. The land disturbance plans shall contain a sequenced or phased erosion and sediment control plan such that to mitigate erosion and sedimentation from leaving the property during all phases of construction. An onsite preconstruction meeting will be required prior to construction that shall include the engineer of record, the site QCI, the contractor and a City of Mobile Engineering Department representative. In addition to any required land disturbance permit, any work performed in the right of way will require a right of way permit. Drainage from*

any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"

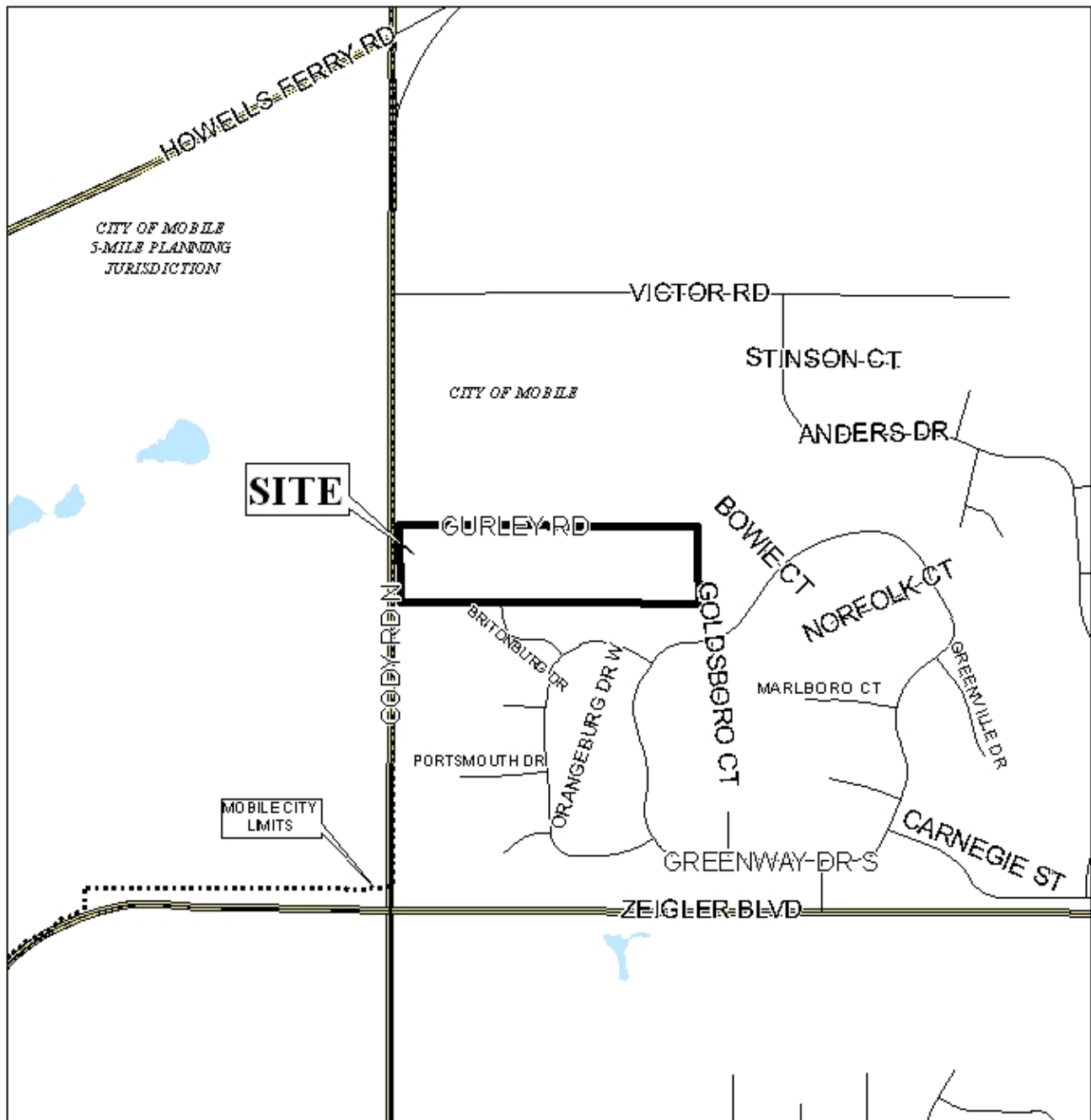
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and,
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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

- 1) depiction of any required dedications and minimum building setback line on the site plan;
- 2) placement of a note on the site plan stating that the site is denied direct access to Gurley Road and Britonburg Drive;
- 3) placement of all buildings on or behind the minimum building setback line;
- 4) depiction of a proper dumpster enclosure and sanitary sewer connection at the dumpster;
- 5) depiction of a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance wherever the site abuts residentially zoned property;
- 6) compliance with landscaping and tree planting requirements of the Zoning Ordinance;
- 7) depiction of a city standard sidewalk along all public rights-of-way, or request a sidewalk waiver from the Planning Commission;
- 8) 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 (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 60" Live Oak Tree located on the South West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*
- 9) compliance with Engineering comments: *"Show Minimum Finished Floor Elevation on Plat. On the plat, show the location (if any) of wetlands or state that there are no wetlands present if applicable. There is to be no fill placed within the limits of the flood plain without providing compensation. Need to contain runoff within the property limits and runoff must not be allowed to discharge onto adjacent properties. The detention pond is required to have maximum slopes of 3:1 and must be solid sodded. Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Cody Rd unless a sidewalk waiver is applied for and approved. Must comply with all storm water and flood control ordinances. The land disturbance plans shall contain a sequenced or phased erosion and sediment control plan such that to mitigate erosion and sedimentation from leaving the property during all phases of construction. An onsite preconstruction meeting will be required prior to construction that shall include the engineer of record, the site QCI, the contractor and a City of Mobile Engineering Department representative. In addition to any required land disturbance permit, any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"*
- 10) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;

- 11) placement of a note on the Final Plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits; and,
- 12) provision of two copies of the revised site plan to the Planning Section of Urban Development prior to any land disturbance activities.

LOCATOR MAP



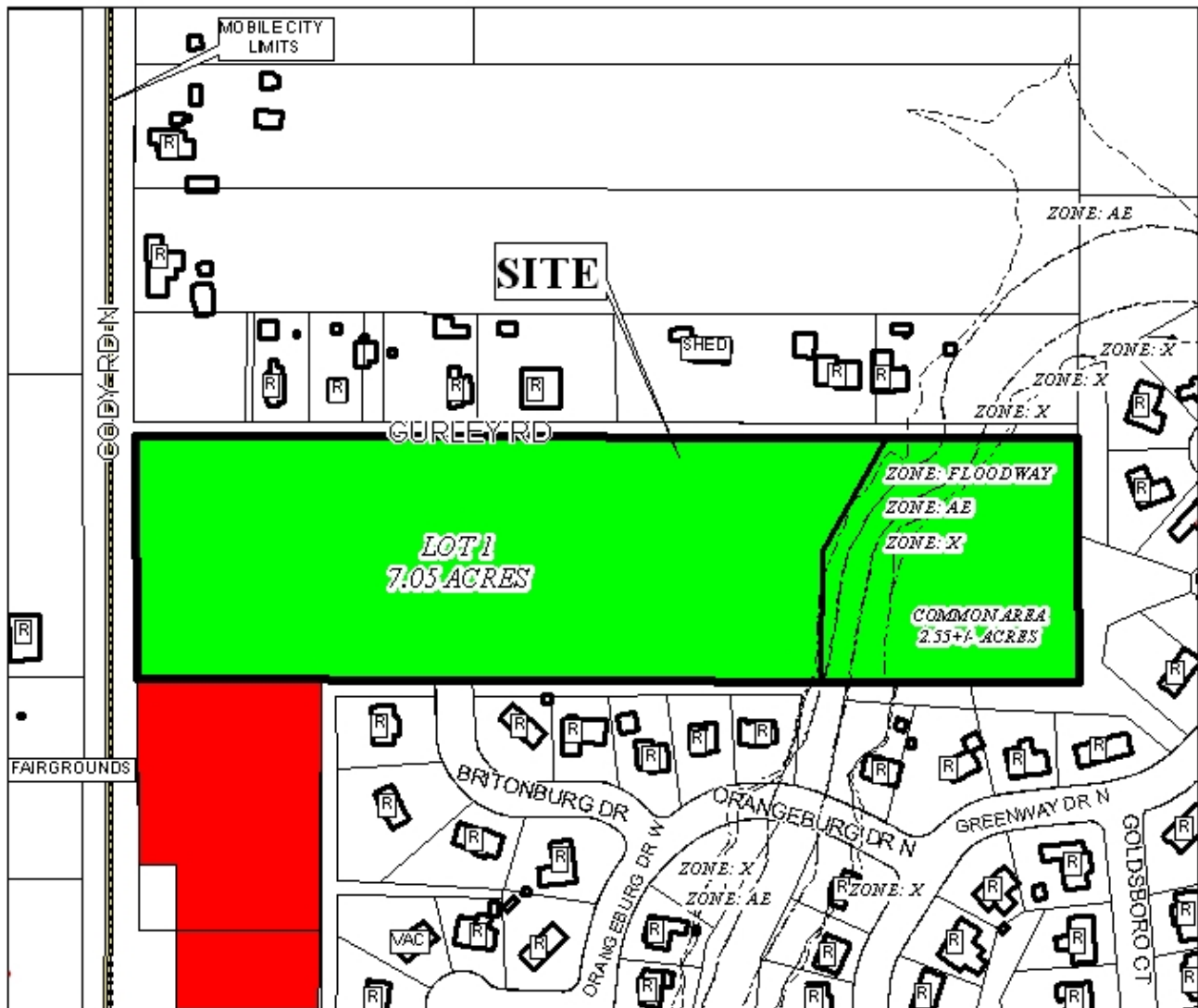
APPLICATION NUMBER 12 & 13 DATE October 6, 2011

APPLICANT Hallmark at Mobile Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are single family residential units surrounding the site.

APPLICATION NUMBER 12 & 13 DATE October 6, 2011

APPLICANT Hallmark at Mobile L.P.

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



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are single family residential units surrounding the site.

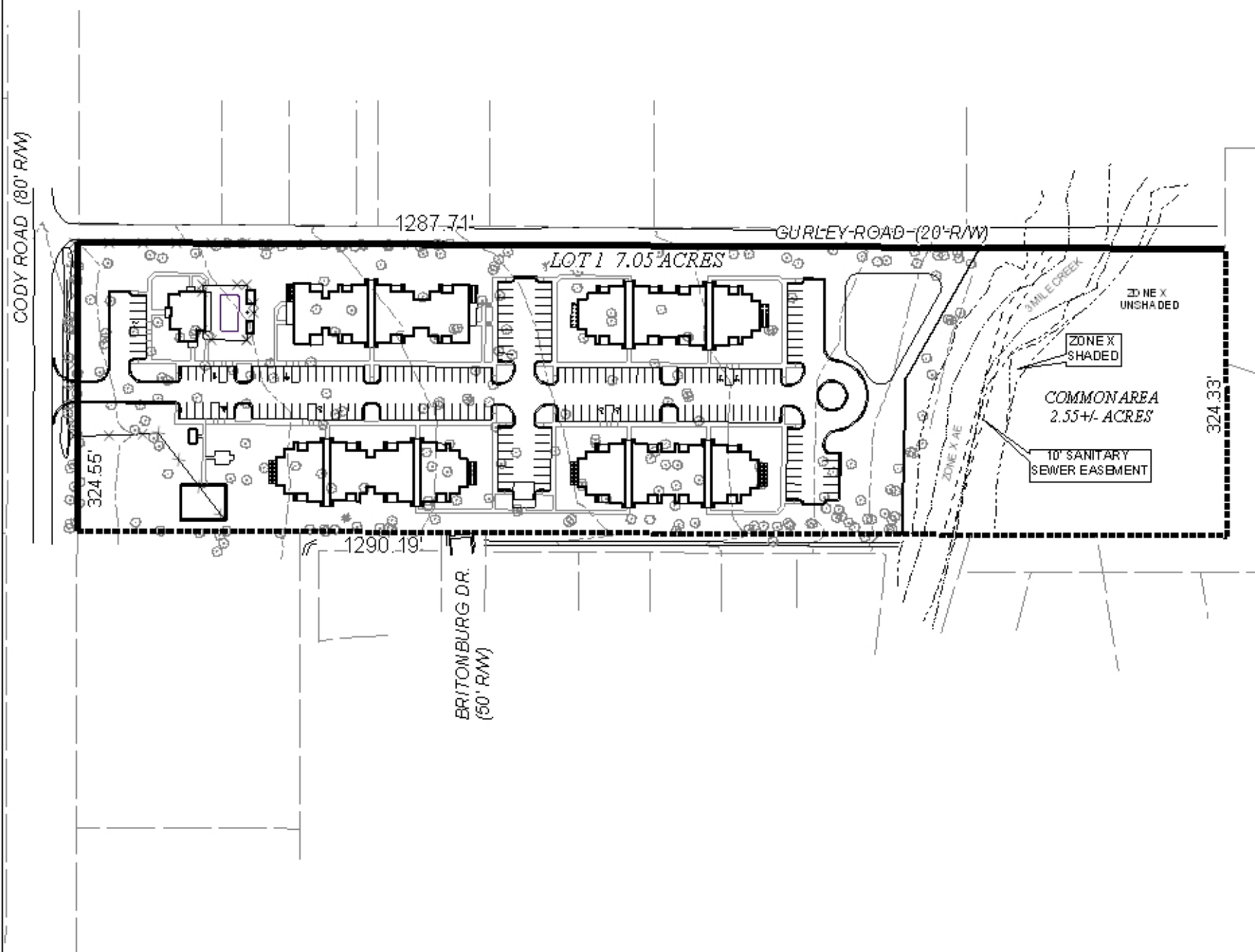
APPLICATION NUMBER 12 & 13 DATE October 6, 2011

APPLICANT Hallmark at Mobile L.P.

REQUEST Subdivision, Planned Unit Development



SITE PLAN



The site plan illustratres proposed parking, buildings, and easements.

APPLICATION NUMBER 12 & 13 DATE October 6, 2011
APPLICANT Hallmark at Mobile Subdivision
REQUEST Subdivision, Planned Unit Development

N
NTS