

**PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT****Date: September 16, 2004****NAME**

City of Mobile

**LOCATION**3201 Hillcrest Road  
(East side of Hillcrest Road, at the East termini of  
Magnolia Place Court North, Magnolia Place Court South  
and Trent Lane)**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

R-3, Multi-Family Residential

**AREA OF PROPERTY**

17.5 Acres

**CONTEMPLATED USE**

Senior Center

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given

**ENGINEERING  
COMMENTS**

Drawing submitted is a Geometric Plan and does not contain a significant amount of the data required on a preliminary plat. Please submit Preliminary Plat as defined in the City of Mobile Subdivision Regulations. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**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). Full compliance with landscaping and trees to be coordinated with Urban Forestry.

**REMARKS**

The applicant is requesting Planning Approval to allow a senior citizen center in a R-3 district, and subdivision approval to create a legal lot of record. Senior centers are allowed with Planning Approval in R-3 districts.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and

hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

The site plan illustrates the 20,000 square foot building which will consist of classroom space, offices, dining area, kitchen, recreation areas and a pool. Also illustrated is the proposed parking area and buffers.

As illustrated on the site plan, two, 50-foot wide, undisturbed buffers are proposed along the North property line. However, in order to ensure adequate screening for the existing single-family residences to the North, a continuous screen, either in the form of vegetation (six feet tall at the time of planting and of sufficient density to screen the existing residences) or a six-foot wooden privacy fence should be required along the North property line. Additionally, as Planning Approval is site plan specific and the proposed building and parking areas are setback more than 80-feet from the east property line, this should provide adequate buffering to the adjacent, undeveloped, R-3 property.

As with any Planning Approval, compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with Urban Forestry would be required. It should be noted that this would only apply to the project area, not the entire lot.

The proposed subdivision application would create a legal lot of record. Hillcrest Road is a major street and it has adequate right-of-way in compliance with the Major Street Plan. However, as a major street, access management to Hillcrest Road is a concern; therefore, the location, number and design of all curb cuts should be approved by Traffic Engineering.

### **RECOMMENDATION**

**Planning Approval** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the provision of a continuous screen, either in the form of vegetation (six feet tall at the time of planting and of sufficient density to screen the existing residences) or a six-foot wooden privacy fence along the North property line; 2) compliance with the landscaping and tree planting requirements of the Ordinance—to be coordinated with Urban Forestry; 3) the approval of Traffic Engineering for the location and design of the proposed curb cut; 4) full compliance with City Engineering Comments (submission of information required for a Preliminary Plat as defined in the City of Mobile Subdivision Regulations, must comply with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit); and 5) full compliance with all municipal codes and ordinances.

**Subdivision** With modifications, the plat will meet 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 final plat stating that the approval of Traffic Engineering is required for the location and design of any curb cuts; and 2) full compliance with City Engineering Comments (submission of information required for a Preliminary Plat as defined in the City of Mobile Subdivision Regulations, must comply with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit).