

**SUBDIVISION &  
PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: December 21, 2017**

<b><u>APPLICANT NAME</u></b>	Dewberry/ Preble-Rish
<b><u>SUBDIVISION NAME</u></b>	Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137
<b><u>DEVELOPMENT NAME</u></b>	Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137
<b><u>LOCATION</u></b>	Area bounded by Foxtail Drive, Lace Bark Drive and Whitebark Drive
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	R-2, Two-Family Residential District.
<b><u>AREA OF PROPERTY</u></b>	2.0 ± acres
<b><u>CONTEMPLATED USE</u></b>	Subdivision approval to create twelve (12) legal lots of record from eighteen (18) legal lots; and Planned Unit Development to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Not specified.

**ENGINEERING  
COMMENTS**

**Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Add adjacent street names to the vicinity map.
- C. Provide and label the monument set at each subdivision corner.

- D. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- E. Add a signature block for the City Engineer.
- F. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. 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.
- I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development:**     ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing Public 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 Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving 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 land disturbing activity within the property will need to be submitted for review and be in conformance 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.
- 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate

Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Each lot should be limited to one curb cut with size, location and design to 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 2015-116 and City Code Chapters 57 and 64).

## **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)

## **REMARKS**

The applicant is requesting Subdivision approval to create twelve (12) legal lots of record from eighteen (18) legal lots; and Planned Unit Development to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage.

The Planning Commission approved the two-phase development in April of 2009.

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single family housing unit, detached or semidetached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools,

community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the PUD reviews are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for PUD application will be required. Finally, PUD approvals expire in one year if no permits are obtained.

The proposed lots front White Bark Drive, Lace Bark Drive, and Foxtail Drive. All are private streets requiring a 50' right-of-way width. Each street illustrates a complaint 50' right-of-way width and, if approved, should be retained on the Final plat. A 50' private alley is also depicted (except a small portion between Lots 125-A and 131-A) on the preliminary plat as on the previously approved and recorded plat and should be retained on the Final Plat, if approved.

It should be noted that previous approval by the Planning Commission at its June 5, 2008 meeting stated that Phase One would include a total of 137 lots, of which the 18 lots included in this application would be designated to allow townhomes with reduced lot size requirements,

reduced setbacks, and increased site coverage requirements. This application has not specified whether or not the proposed Lots 120A-137A will, in fact, be developed as townhomes however, it appears that the intent is to build one single-family dwelling on each lot. The previous approval for the entire development stated the following in regards to Phase One:

***Phase One*** (private streets)

- *Minimum Single-Family lot size: 50 x 108 = 5,400 square feet*
  - *Minimum building setback lines*
    - *72 Lots (1-11 and 56-119)*
      - *Front (from ROW): 15 feet*
      - *Side: 5 feet each side (10 feet total)*
      - *Rear: 8 feet*
    - *47 Lots (12-58)*
      - *Front (from ROW): 15 feet*
      - *Side: 3 feet and 7 feet (10 feet total)*
      - *Rear: 8 feet*
  - *Maximum building site coverage: 50 % (40% allowed by right in R-2 district)*
- *Minimum Town House lot size: 33 x 108 feet = 3,564 square feet*
  - *Minimum building setback lines*
    - *Front (from ROW): 10 feet*
    - *Side: 0 feet each side*
    - *Rear: 8 feet*
  - *Maximum building site coverage: 75 % (40% allowed by right in R-2 district)*

The preliminary plat illustrates minimum building setback lines for each lot, but does not label the lines with the setback. Instead, a chart is provided that gives information regarding the setback requirements which are proposed at follows:

- Front: 15'
- Rear: 10'
- Side: 5'
- Side Street: 15'

If approved, the chart should be retained on the Final Plat.

The lot sizes are provided in square feet. If approved, the lot size information for each lot should be provided in square feet and acres on the Final Plat.

The proposed site plan illustrates 12 lots bisected by an alley with a 50' right-of-way width. The proposed alley will run North and South and it will connect White Bark Drive to Fox Tail Drive, both of which are private streets.

As a means of access management, each lot should be limited to one curb cut to the private alley, with changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

It should be noted that there is a 10' easement along the alley. A note should be placed on the Final Plat stating that no structures shall be erected in any easement.

While the preliminary plat and PUD site plan provides information regarding reduced setbacks, there is no mention of site coverage requirements. If approved, the information regarding site coverage for the proposed lots should be provided on the Final Plat, and is limited to 35%.

HVAC condenser units and similar mechanical equipment must comply with section 64.4-D.11. of the Zoning Ordinance, and should be placed as a note on the PUD site plan.

As the development has common areas and private streets, a note should be placed on the Subdivision plat and Planned Unit Development site plan stating that maintenance of all common areas and private streets is the responsibility of the property owners.

### **RECOMMENDATION**

**Subdivision:** The application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 50' right-of-way width to White Bark Drive, Fox tail Drive, and Lace Bark Drive;
- 2) Retention of the 50' right-of-way width to the alley, except the North portion where it is 45';
- 3) Provision of lot size information in both square feet and acres for each lot;
- 4) Retention of 15' front yard setback, 10' rear yard setback, 5' side yard setback and 15' side street side yard setback;
- 5) Placement of a note stating that no structures shall be erected in any easement;
- 6) Placement of a note on the Final Plat stating each lot is limited to one curb cut to the alley, with any changes to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) compliance with Engineering Comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Add adjacent street names to the vicinity map. C. Provide and label the monument set at each subdivision corner. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Add a signature block for the City Engineer. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 8) Compliance with Traffic Engineering Comments: *(Each lot should be limited to one curb cut with size, location and design to conform to AASHTO standards.);*
- 9) Compliance with 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);*
- 10) 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 2015-116 and City Code Chapters 57 and 64);*
- 11) Placement of a note stating that the maintenance of all common areas and private streets is the responsibility of the property owners; and
- 12) Provision of revised Planned Unit Development site plan prior to the signing of the Final Plat.

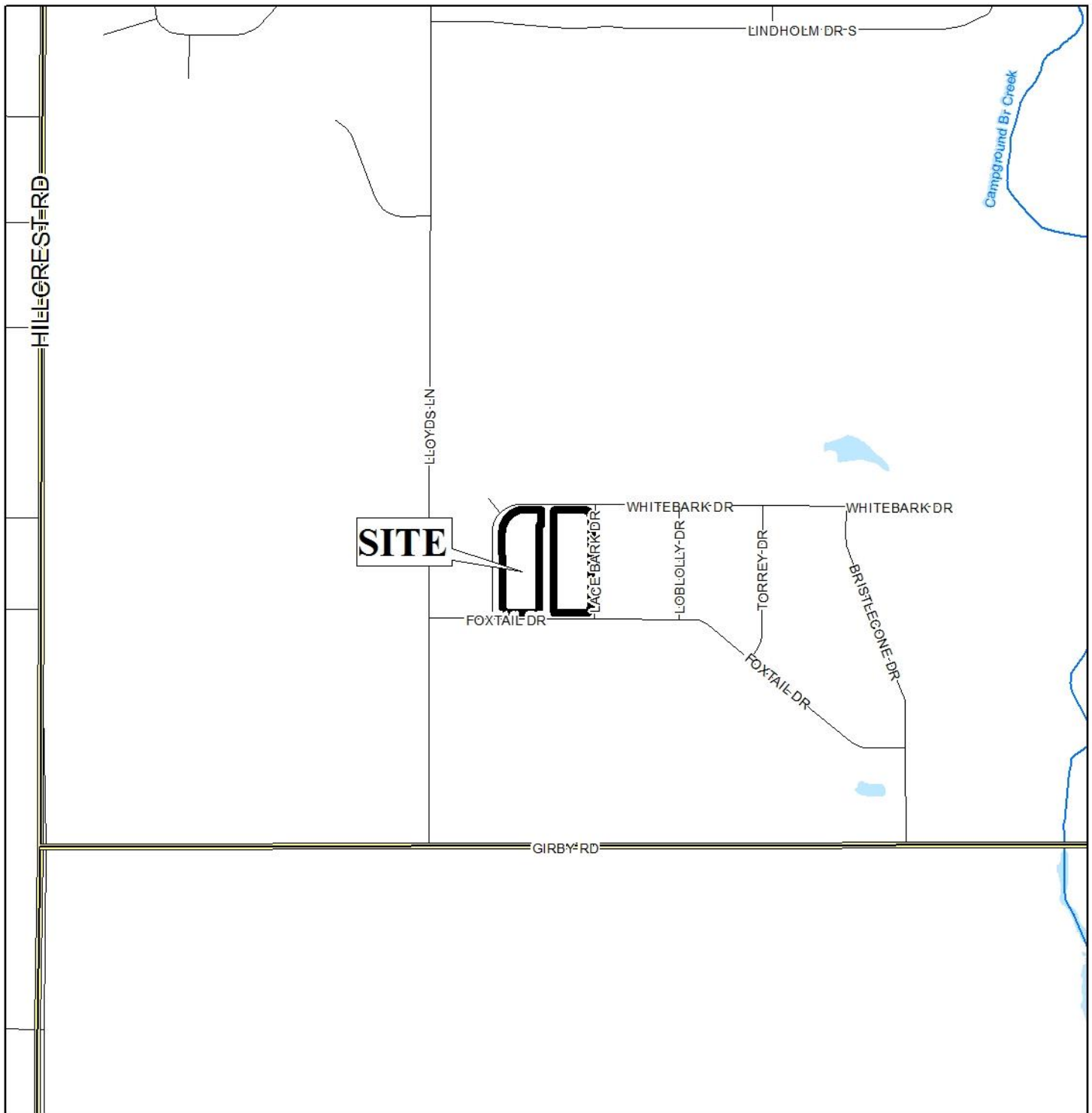
**Planned Unit Development:** This application is recommended for Approval, subject to the following conditions:

- 1) Revision of the site plan to include site coverage information limited to 35% for the proposed lots;
- 2) Retention of 15' front yard setback, 10' rear yard setback, 5' side yard setback and 15' side street side yard setback;
- 3) Placement of a note on the Final Plat stating each lot is limited to one curb cut to the alley, with any changes to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note stating that HVAC condenser units and similar mechanical equipment will comply with Section 64-4.D.11. of the Zoning Ordinance;
- 5) Placement of a note stating that no structures shall be erected in any easement;
- 6) Placement of a note stating that the maintenance of all common areas and private streets is the responsibility of the property owners;
- 7) compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing Public 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 Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving 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 land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) Compliance with Traffic Engineering Comments and placement as a note on the site plan: *(Each lot is limited to one curb cut with any changes in number, size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
  - 9) Compliance with 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);*
  - 10) 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 2015-116 and City Code Chapters 57 and 64); and*
  - 11) submission of two revised Planned Unit Development site plans prior to the signing of the Final Plat; and
  - 12) Full compliance with all other municipal codes and ordinances;



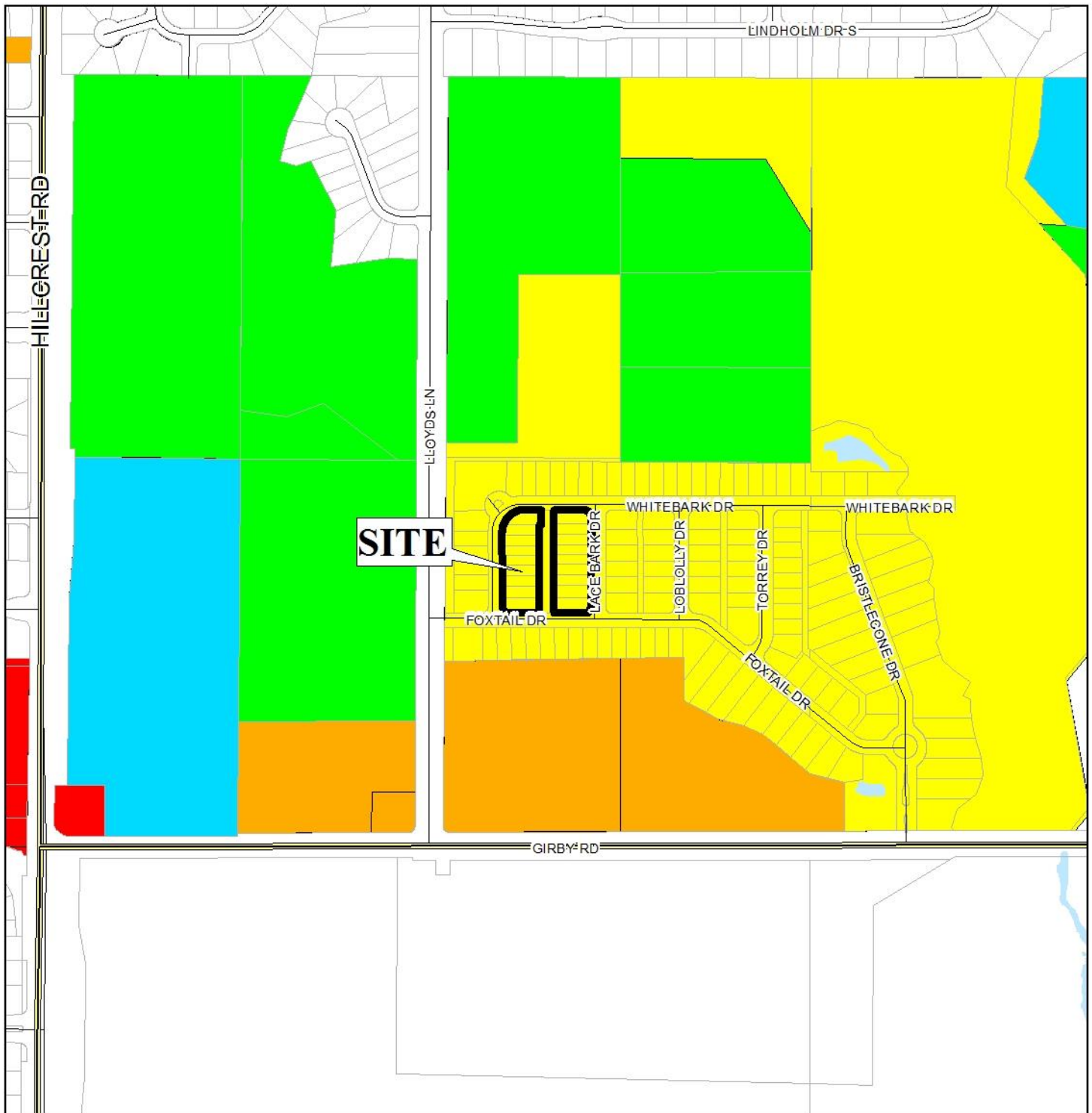
# LOCATOR MAP



APPLICATION NUMBER 12 DATE December 21, 2017  
 APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137  
 REQUEST Subdivision, Planned Unit Development



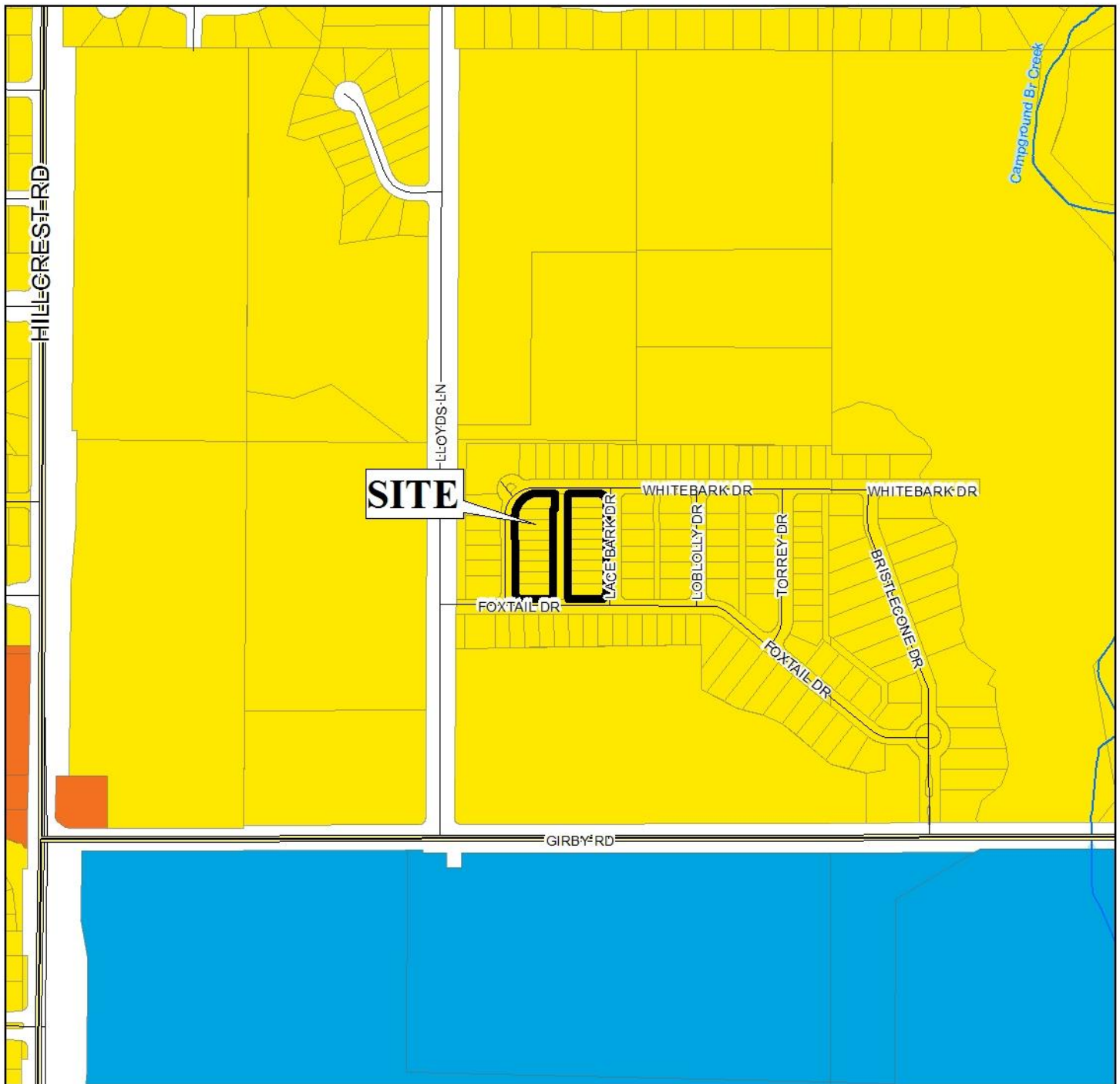
# LOCATOR ZONING MAP



APPLICATION NUMBER 12 DATE December 21, 2017  
APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137  
REQUEST Subdivision, Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE December 21, 2017

APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

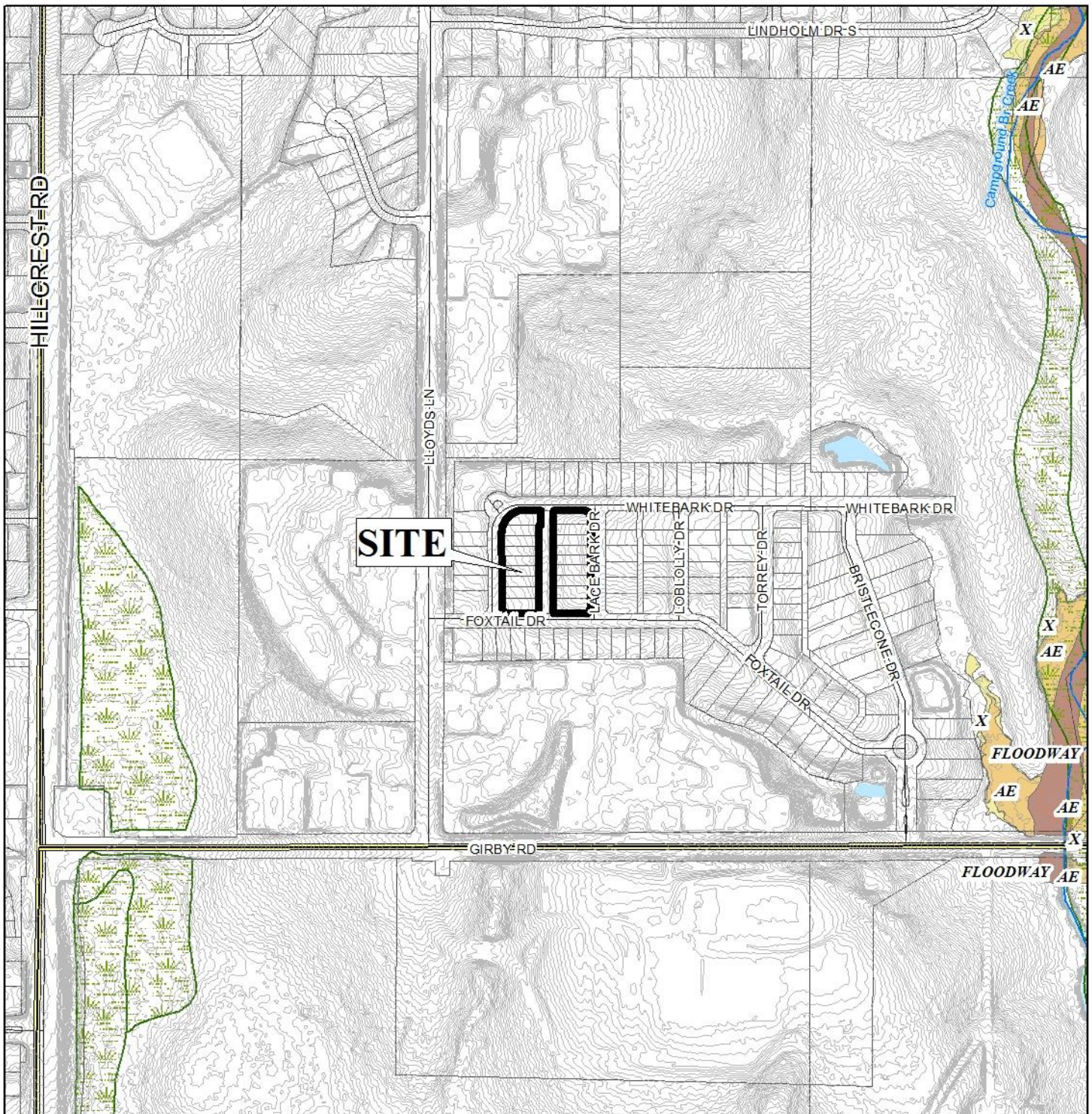
REQUEST Subdivision, Planned Unit Development

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

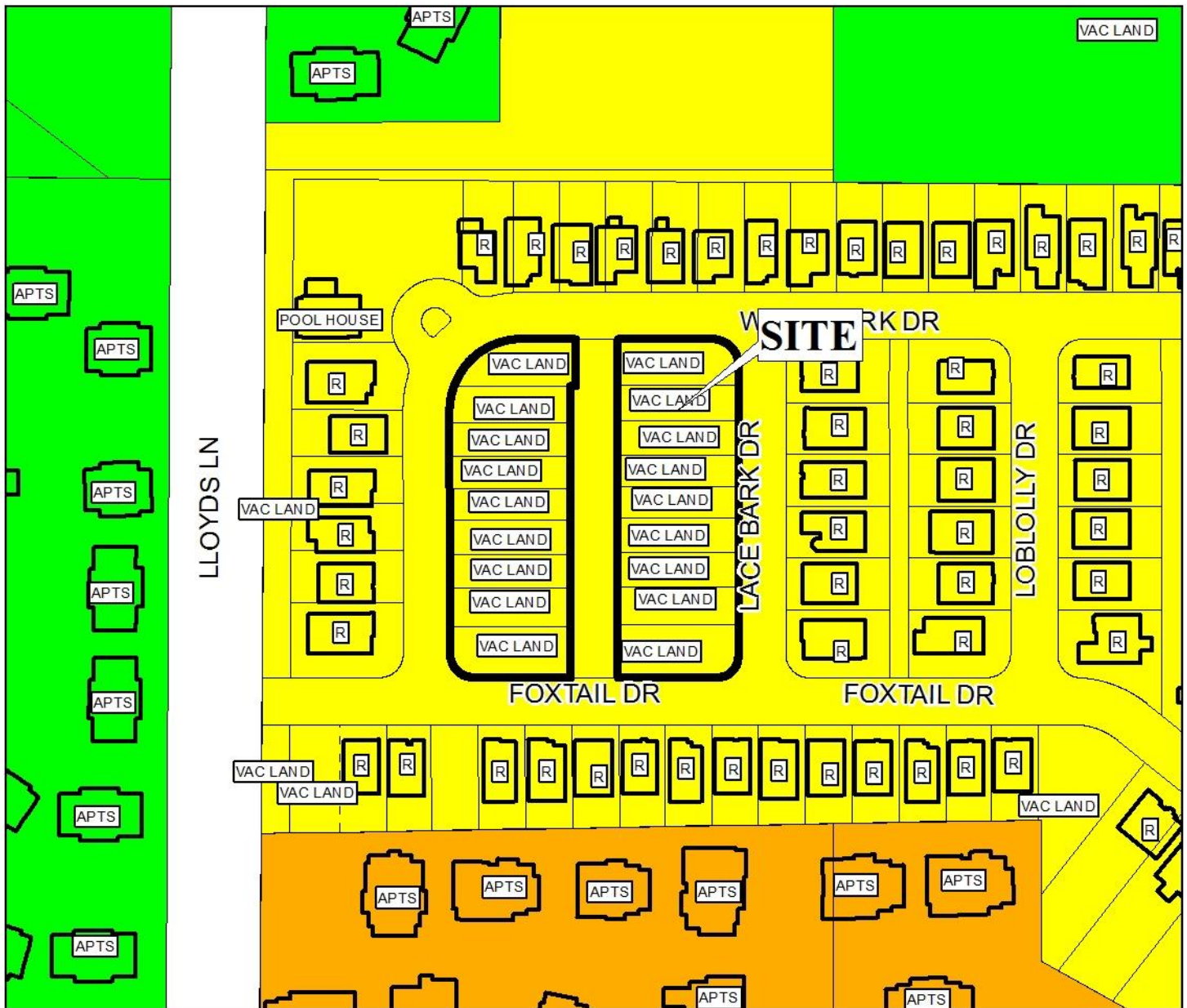


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 APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137  
 REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

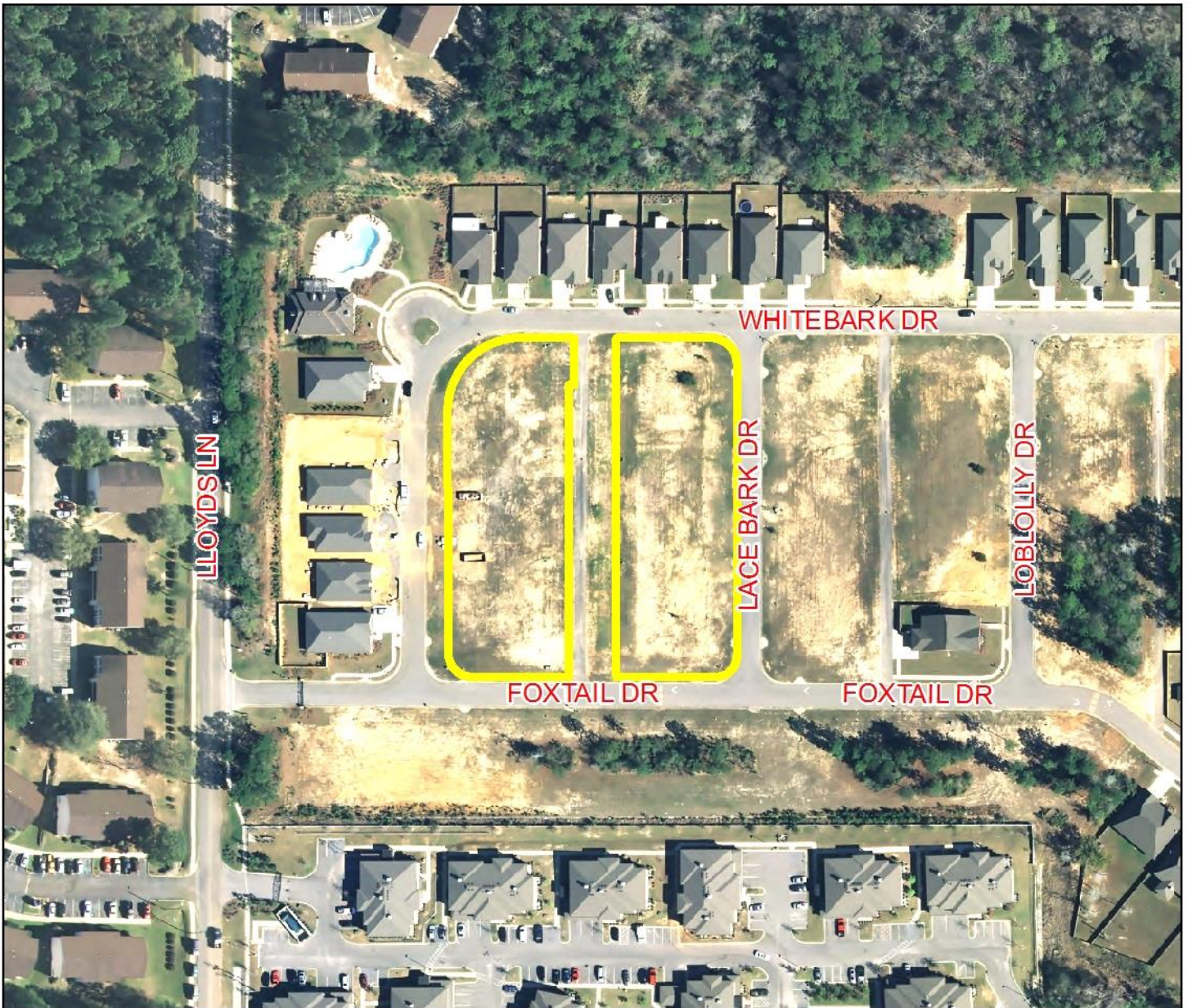
REQUEST Subdivision, Planned Unit Development

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



The site is surrounded by residential units.

APPLICATION NUMBER 12 DATE December 21, 2017

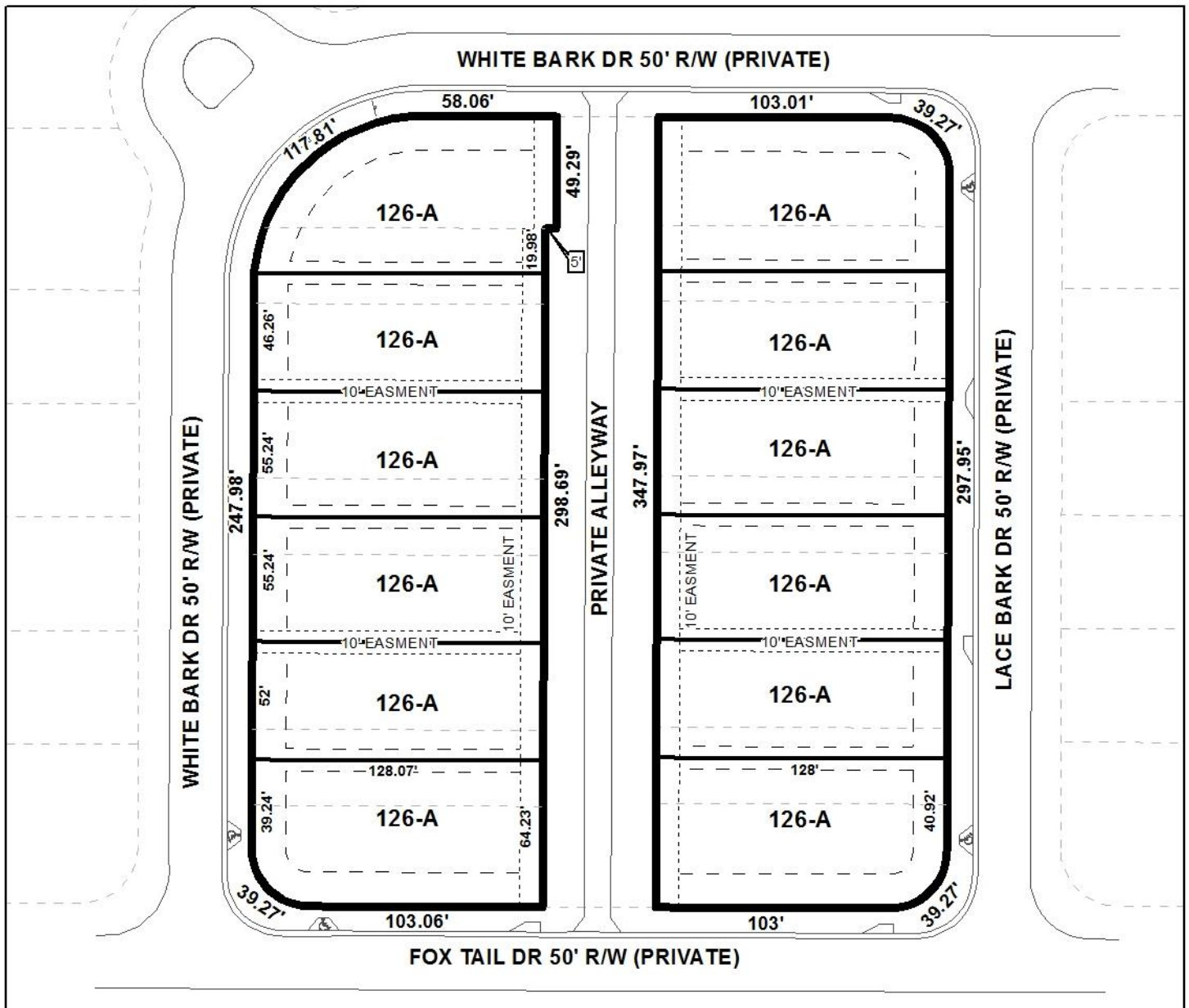
APPLICANT Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

REQUEST Subdivision, Planned Unit Development





# SITE PLAN



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

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 REQUEST Subdivision, Planned Unit Development



