

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: April 17, 2014**

<b><u>NAME</u></b>	Atlantis Subdivision, Resubdivision of Lot 1
<b><u>SUBDIVISION NAME</u></b>	Atlantis Subdivision, Resubdivision of Lot 1
<b><u>LOCATION</u></b>	5089 Government Boulevard (Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 4
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 18.8± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and share access between three building sites, and a Subdivision to create two legal lots of record from a single legal lot of record.
<b><u>TIME SCHEDULE</u></b>	Immediately

**ENGINEERING  
COMMENTS**

**Subdivision:** The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. 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. C. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. Remove the County Engineer’s signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.

**Planned Unit Development:** 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). Any and all proposed land disturbing activity

within the property will need to be submitted for review and 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**

All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. Development is contingent upon completion of off-site improvements, as indicated in the study, and approved by Engineering and Traffic Engineering. For this phase of construction, it includes the construction of a left turn lane on Halls Mill Road at the site driveway, and a left turn lane on Halls Mill Road at Demetropolis Road.

**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 108” Live Oak Tree located on the South 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.

Tree removal permits are required from Urban Forestry before removing or trimming 24” DBH or larger Live Oak Trees.

**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:**

No Comments

**REMARKS**

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site, shared access between three building sites, and a Subdivision to create one legal lot of record from a single metes-and-bounds parcel.

The applicant received Subdivision and Planned Unit Development approvals at the Planning Commission’s June 3, 2011 meeting. The applicant also received approvals through an Administrative Planned Unit Development in September 2011 to allow shared access between the apartment complex and the adjacent church, per ALDOT requirements. The applicant is not proposing any changes to the previously approved layout of the site or the number of dwelling units, but wishes to divide the previously approved lot into two lots, creating the need to approve shared access between three building sites.

The applicant has requested that the name of the development be changed from “Atlantis Apartments” to “Woodside Apartments”. Since there is a business license with this name associated with the development as well as signage, changing the name is not an issue. The name of the Subdivision can be changed on the Final Plat prior to being signed and recorded.

The proposed 18.8± acre, 2-lot subdivision fronts Government Boulevard (U.S. Highway 90), which has right-of-way illustrated as 250-feet, Halls Mill Road, 70-feet of right-of-way and Demetropolis Road, 70-feet of right-of-way. All streets meet the required right-of-way as required by the Major Street Plan Component of the Comprehensive Plan.

A Traffic Impact Study (TIS) was conducted when the site came before the Planning Commission previously. The TIS made two recommendations for the development of Phase 2 which occupies the proposed Lot 1B: the construction on a left turn lane on Halls Mill Road at the site’s curb-cut, as well as the construction of an eastbound turn lane on Halls Mill Road at the intersection of Demetropolis Road. Based on the TIS and Traffic Engineering comments, a left turn lane should be constructed to Engineering and Traffic Engineering standards at such a time as Phase 2 is developed, prior to the issuance of any Certificates of Occupancy.

Due to the location and size of the development, access management is a concern. The site plan illustrates the subject site as having one curb-cut to Government Boulevard, one curb-cut to the adjacent church, and one curb-cut to Halls Mill Road. The site should be limited to the existing curb-cuts.

The site plan illustrates full compliance with required parking and residential buffers. It should be noted that while no landscaping or tree planting information is given, full compliance will be required.

It is very important to note that the Planned Unit Development review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the number of dwelling units for the development or the site plan are changed from what is approved by the Planning Commission, a new Planned Unit Development application will be required.

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.

Regarding the Subdivision, the proposed lot exceeds the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lots sizes are provided in acres and square feet, and should remain on the Final Plat as well as the site plan, if approved.

The preliminary plat depicts the 25’ minimum building setback line for the proposed lots as required by Section V.D.9. of the Subdivision Regulations along Government Boulevard and

Demetropolis Road, with a 35' minimum building setback illustrated along Halls Mill Road. The setbacks should be depicted on the Final Plat, if approved.

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. A note reflecting this requirement should appear on the Final Plat.

### **RECOMMENDATION**

**Planned Unit Development:** The PUD request is recommended for Approval, subject to the following conditions:

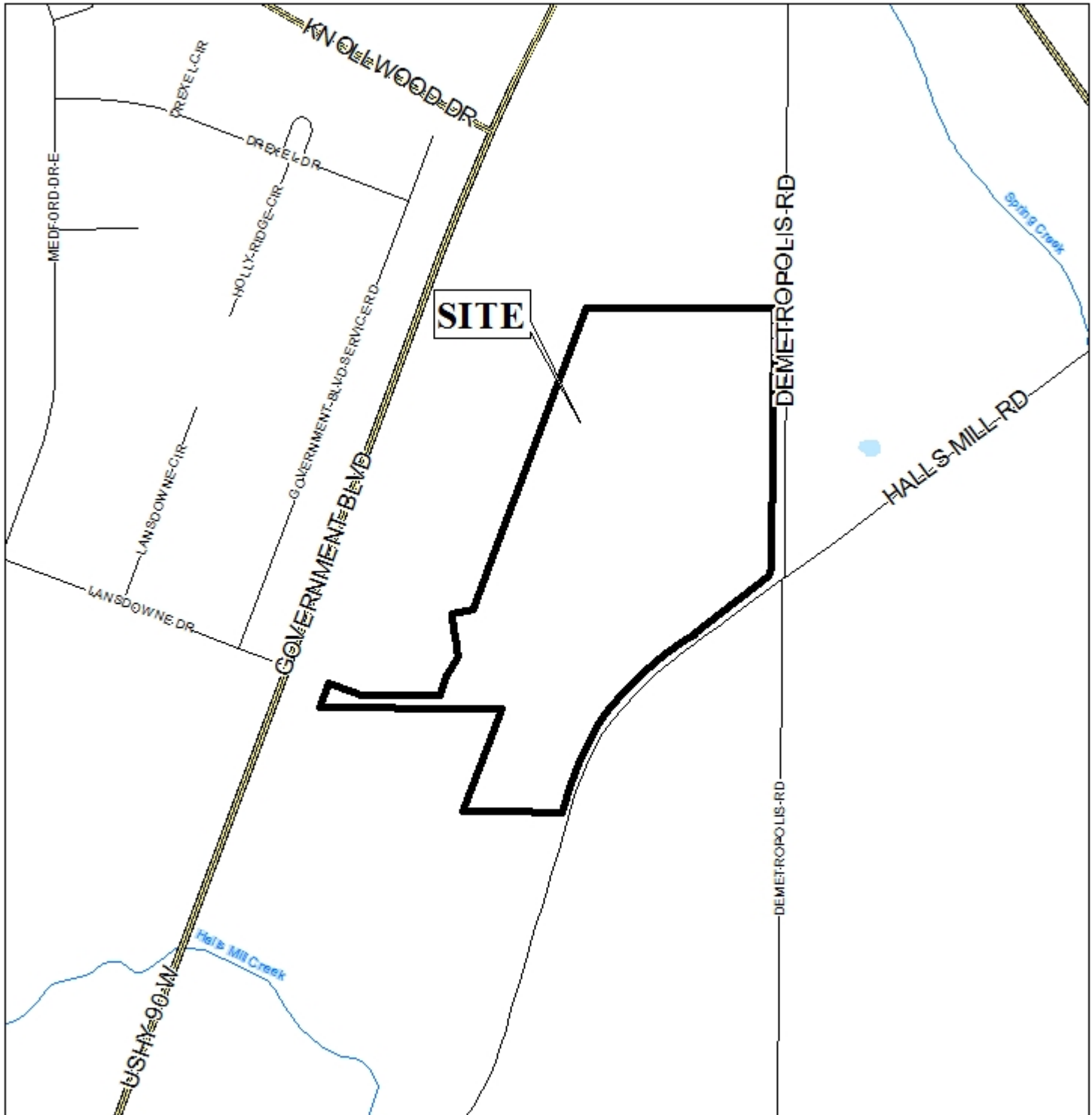
- 1) compliance with Engineering comments (*Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Any and all proposed land disturbing activity within the property will need to be submitted for review and 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.*);
- 2) compliance with Traffic Engineering comments (*All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Development is contingent upon completion of off-site improvements, as indicated in the study, and approved by Engineering and Traffic Engineering. For this phase of construction, it includes the construction of a left turn lane on Halls Mill Road at the site driveway, and a left turn lane on Halls Mill Road at Demetropolis Road.*);
- 3) 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 108" Live Oak Tree located on the South 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. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.*); and
- 4) compliance with 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.*).

**Subdivision:** The Subdivision request is recommended for Approval subject to the following conditions:

- 1) illustration of the building setbacks along all street frontages as depicted on the preliminary plat;
- 2) retention of the lot sizes in square feet and acres;

- 3) placement of a note stating the development is limited to its existing curb cuts;
- 4) compliance with 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.*);
- 5) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. 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. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.*);
- 6) compliance with Traffic Engineering comments (*All new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Development is contingent upon completion of off-site improvements, as indicated in the study, and approved by Engineering and Traffic Engineering. For this phase of construction, it includes the construction of a left turn lane on Halls Mill Road at the site driveway, and a left turn lane on Halls Mill Road at Demetropolis Road.*);
- 7) 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 108" Live Oak Tree located on the South 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. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.*) and a not on the Final Plat indicating the preservation status;
- 8) completion of the Subdivision process prior to any request for land disturbance permits for Phase 2; and
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



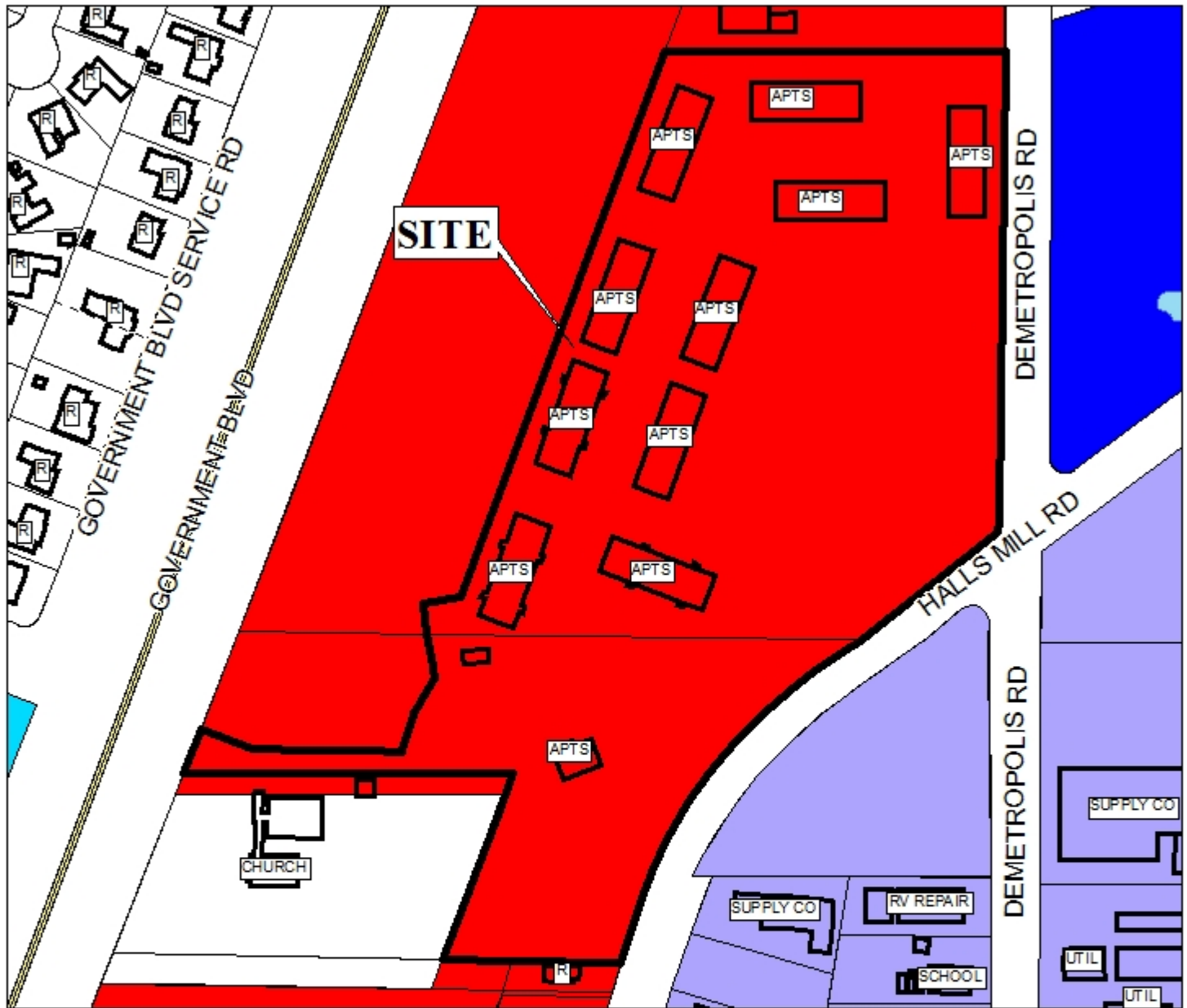
APPLICATION NUMBER 13 & 14 DATE April 17, 2014

APPLICANT Atlantis Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A church is located to the south of the site. Commercial land use is located to the east of the site.

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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	<del>B-2</del>	B-2	B-3	B-4	B-5	I-1	I-2



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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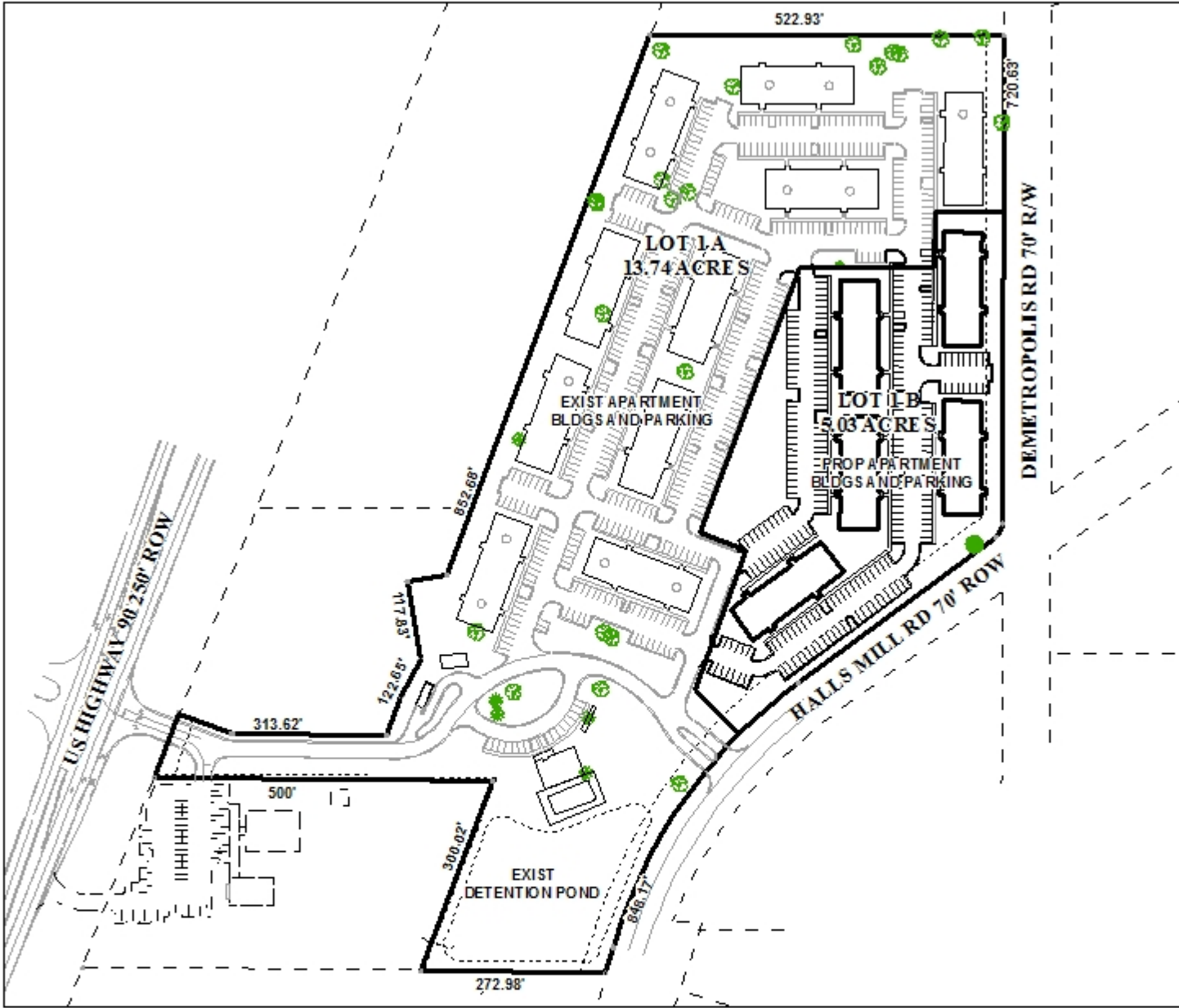
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# SITE PLAN



The site plan illustrates the existing apartment complex, proposed apartments and proposed parking.

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