

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: March 18, 2010**

<u>DEVELOPMENT NAME</u>	Oakland Avenue Subdivision, Cornell Addition
<u>SUBDIVISION NAME</u>	Oakland Avenue Subdivision, Cornell Addition
<u>LOCATION</u>	22 Oakland Avenue North side of Oakland Avenue, 430'± East of Marston Lane
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>AREA OF PROPERTY</u>	4 Lots / 1.2 ± acres (Subdivision)
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow reduced lot sizes and reduced setbacks in an R-1, Single-Family Residential District, and Subdivision approval to create 4 lots.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	Detention will be required for Lots 2 and 3 due to the undersized receiving storm drainage system. Show the detention area on the plat and add a note to plat stating maintenance of detention system is to be the responsibilities of the property owners. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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 55" Live Oak, and 48" Live Oak Trees located on the South side of Lot 4. Any work on or under these trees 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow reduced lot sizes and reduced setbacks in an R-1, Single-Family Residential District, and Subdivision approval to create 4 lots. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create four lots from two parcels, and to create a PUD that allows reduced setbacks and reduced lot sizes. No new construction is proposed by the applicant at this time.

A similar application for this site was approved by the Planning Commission at its February 4, 2010 meeting. The application at hand is slightly different in that lot lines have been changed, a street building setback line has been reduced for Lot 1, and the applicant is specifically requesting two curb-cuts per lot for proposed Lots 2 and 3 (a verbal request for the curb-cuts was made at the February meeting and was denied by the Commission).

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 site is currently developed with a two residences, out buildings, a tennis court and a pool. The two residences are on separate parcels, however it appears that the parcels were separated in 1979 without going through the Subdivision process.

The site has frontage onto Oakland Avenue on the South, and Bexley Lane to the North. Both streets are minor streets, however, Bexley Lane has a substandard right-of-way along its entire length adjacent to the site. The applicant proposes to dedicate approximately 15-feet of right-of-way along proposed Lots 2 and 3, but due to existing development on proposed Lot 1, requests that dedication not be required: unlike the previous proposal, the applicant now only proposes a

25-foot standard setback for Lot 1 from the existing right-of-way, rather than a building setback line accommodating future dedication (for a total Lot 1 setback of 40-feet) as recommended by staff during a meeting prior to the first application, and as previously approved by the Planning Commission.

The site is zoned R-1, Single-Family Residential District, thus use of each lot would be limited to one single-family dwelling. The proposal will create a legal lot for each existing dwelling, and create two additional lots for future residential use. There have been minor modifications to lot lines since the previous application, and it now appears that only two of the four lots will comply with width and lot size requirements of the Subdivision Regulations: proposed Lot 1 will be less than 4,000 square feet in size, and staff has calculated that proposed Lot 2 will be less than 7,200 square feet (even though it is labeled as 7,200 square feet). It appears that there are errors in the lot size information provided with the application, which should be revised prior to the signing of the final plat, if approved.

It should also be pointed out that the existing residence on Lot 1, and an existing shed on proposed Lot 4, will not comply with Zoning Ordinance required rear-yard setbacks from the proposed common lot line. An existing pool shed on proposed Lot 2 will not meet side yard setback requirements from a proposed lot line. The setback issues, along with the lot size issues, necessitate the PUD. When all lots are considered, there is more than adequate area for four lots, but the proposed lot lines to accommodate the existing conditions result in two lots falling below the minimum size requirements of the Subdivision Regulations. Staff believes that a PUD locking all proposed lots together may be sufficient to address lot size and setback requirements, however, the dimensions of proposed Lot 2 should be revised to ensure that it meets minimum lot size requirements. All new development must comply with standard setbacks for R-1 sites.

The PUD site plan should be revised to label the setbacks for the existing residence on Lot 1, and any existing sheds on any of the other proposed lots which are less than 8-feet from a lot line. Setback labeling is of critical importance for Lot 1, as it appears that a lot line is being placed less than 1 foot from the existing dwelling: the exact distance should be identified.

Access management is a concern due to the substandard pavement widths typical in this section of Mobile, and around this site. As both Lots 1 and 4 are developed, they should be limited to their two (2) existing curb-cuts each, which is acceptable to the applicant. For proposed Lots 2 and 3, which are not yet developed with residences, the applicant has requested that each lot should be allowed two (2) curb-cuts, so that circular drives can be provided for each residence: staff believes each lot should be limited to one (1) curb-cut each due to the substandard nature of Bexley Lane, and the size of the proposed lots (*while other properties along Bexley Lane and nearby Charleston Court do have circular drives, the majority of these properties are wider than proposed Lots 2 and 3*). The size, design and location of any curb-cut must be approved by Traffic Engineering and be designed in conformance to the greatest extent possible with AASHTO standards.

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.

RECOMMENDATION

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

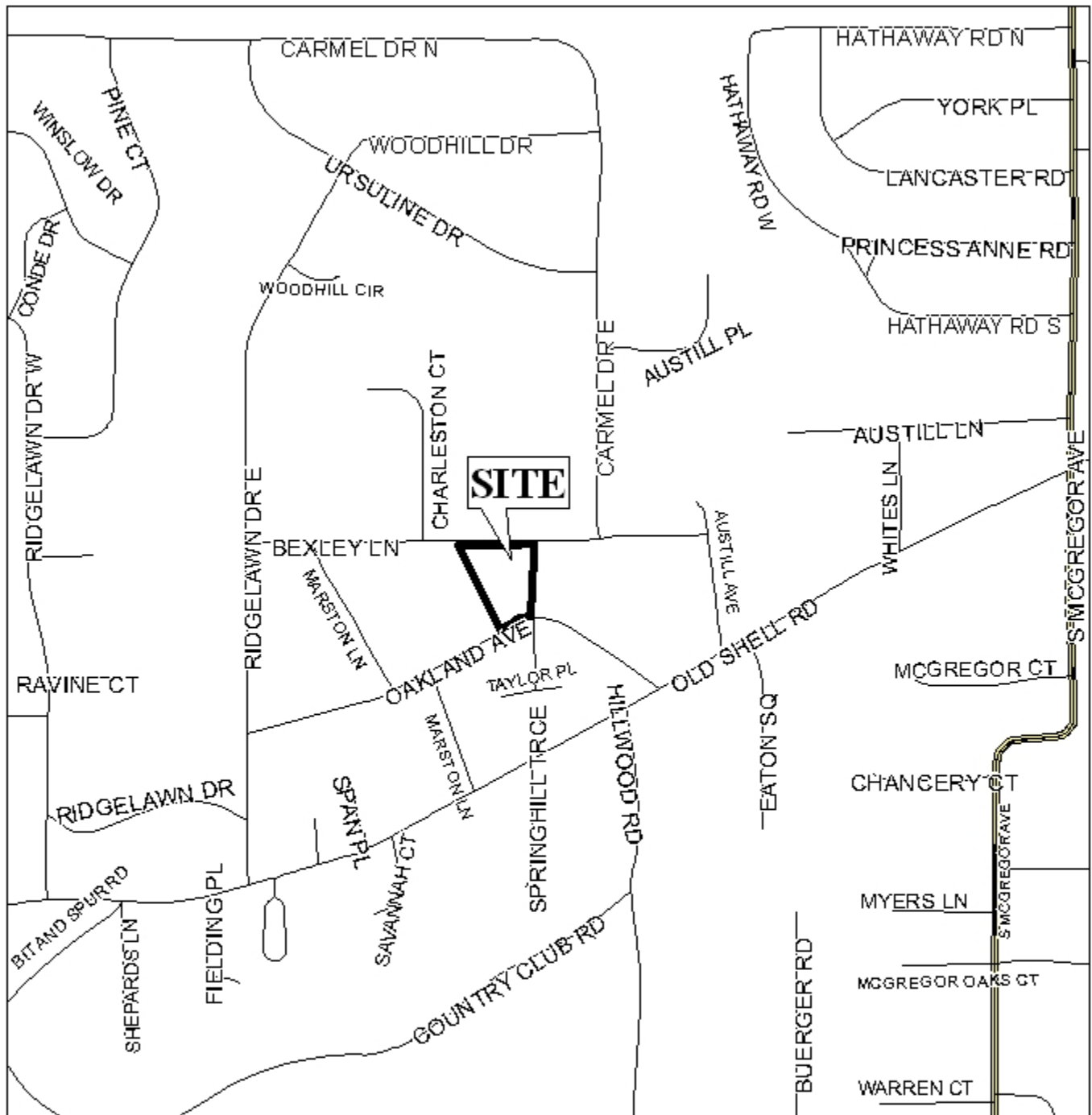
- 1) Compliance with Engineering comments (*Detention will be required for Lots 2 and 3 due to the undersized receiving storm drainage system. Show the detention area on the plat and add a note to plat stating maintenance of detention system is to be the responsibilities of the property owners. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)
- 2) Revision of the dimensions of Lot 2 to ensure it is a minimum of 7,200 square feet after any dedication;
- 3) Correction of area calculations for all lots;
- 4) Dedication of right-of-way along Bexley Lane for Lots 2 and 3, as shown on the preliminary plat;
- 5) Depiction of the minimum building setback line for Lots 2 and 3, as shown on the preliminary plat;
- 6) Revision of the minimum building setback line for Lot 1 to match that depicted for Lots 2 and 3 (to allow for future dedication);
- 7) Placement of a note on the final plat stating that Lots 1 and 4 are limited to their two (2) existing curb-cuts each, that Lots 2 and 3 are limited to one (1) curb-cut each, and that size, design and location of any curb-cut must be approved by Traffic Engineering and be designed in conformance to the greatest extent possible with AASHTO standards;
- 8) Compliance with and placement of Urban Forestry comments as a note on the plat (*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 55" Live Oak, and 48" Live Oak Trees located on the South side of Lot 4. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 9) Placement of a note on the final plat/site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 10) Provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat.

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

- 1) Revision of the site plan to ensure that Lot 2 is at least 7,200 square feet after any dedication;
- 2) Revision of the site plan to depict minimum setbacks for the existing dwelling on Lot 1 from the front, side and rear property lines;

- 3) Revision of the site plan to depict minimum setbacks for all other structures to remain on the site that are less than 8 feet from a lot line;
- 4) Placement of a note on the site plan stating that all new development must comply with R-1, Single-Family District setback requirements;
- 5) Compliance with Engineering comments (*Detention will be required for Lots 2 and 3 due to the undersized receiving storm drainage system. Show the detention area on the plat and add a note to plat stating maintenance of detention system is to be the responsibilities of the property owners. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)
- 6) Dedication of right-of-way along Bexley Lane for Lots 2 and 3, as shown on the site plan;
- 7) Depiction of the minimum building setback line for Lots 2 and 3, as shown on the site plan;
- 8) Revision of the minimum building setback line for Lot 1 to match that depicted for Lots 2 and 3 (to allow for future dedication);
- 9) Revision of lot size information for all lots;
- 10) Placement of a note on the site plan stating that Lots 1 and 4 are limited to their two (2) existing curb-cuts each, that Lots 2 and 3 are limited to one (1) curb-cut each, and that size, design and location of any curb-cut must be approved by Traffic Engineering and be designed in conformance to the greatest extent possible with AASHTO standards;
- 11) Compliance with and placement of Urban Forestry comments as a note on the site plan (*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 55" Live Oak, and 48" Live Oak Trees located on the South side of Lot 4. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 12) Placement of a note on the final plat/site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 13) Full compliance with all other municipal codes and ordinances; and
- 14) Provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat.

LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE March 18, 2010

APPLICANT Oakland Avenue Subdivision, Cornell Addition

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 13 & 14 DATE March 18, 2010

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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
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

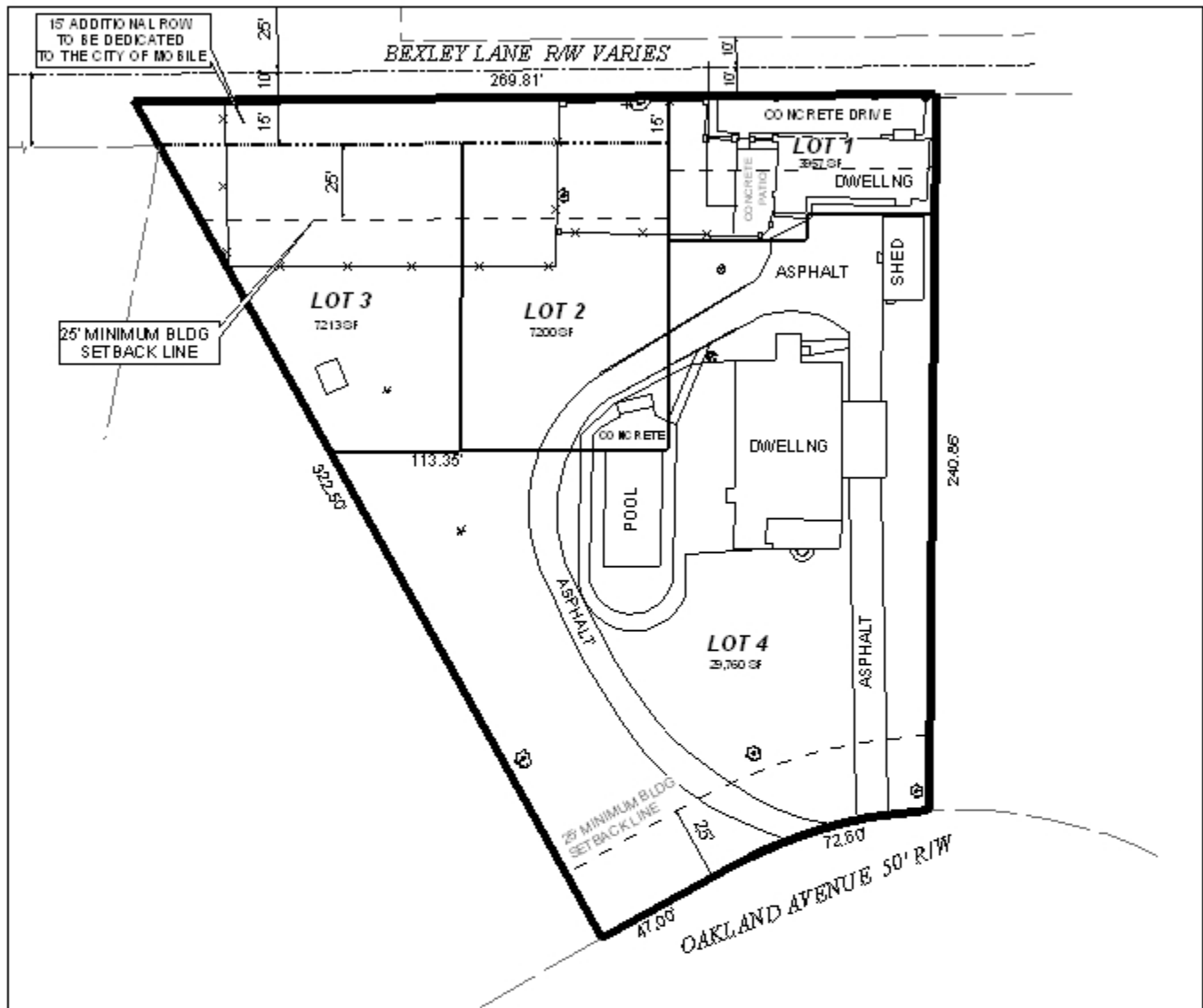


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SITE PLAN

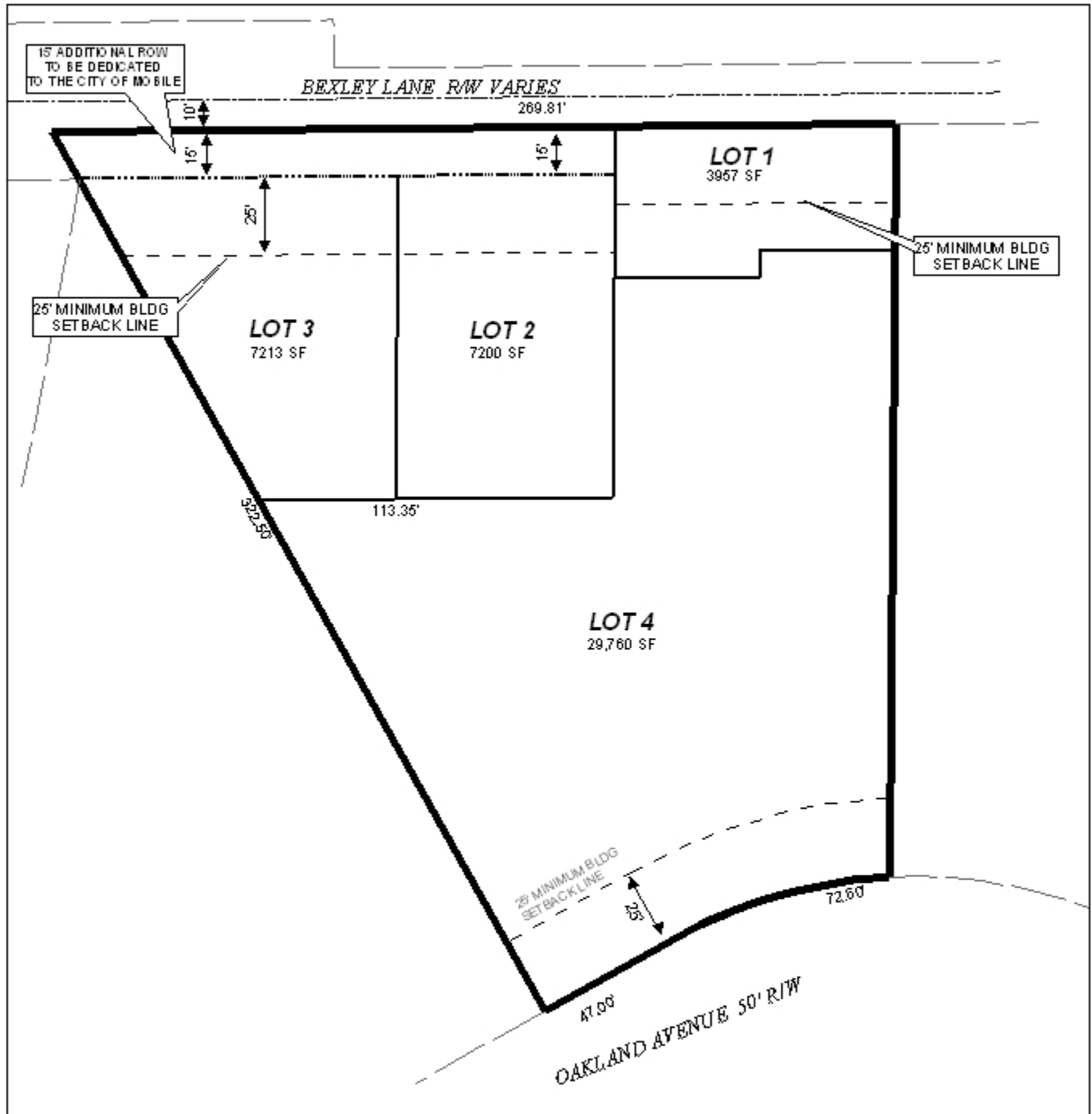


The site plan illustrates the proposed lots, buildings, and setbacks.

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SUBDIVISION DETAIL



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