

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: November 3, 2016**

<b><u>NAME</u></b>	Dauphin Gate Subdivision
<b><u>SUBDIVISION NAME</u></b>	Dauphin Gate Subdivision
<b><u>LOCATION</u></b>	3250 Dauphin Street (North terminus of Northgate Drive extending to the South terminus of Sidney Phillips Drive)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 1
<b><u>PRESENT ZONING</u></b>	B-3, Community Business District
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 12.0± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites, and Subdivision Approval to create two legal lots of record from two metes and bounds parcels.
<b><u>TIME SCHEDULE</u></b>	Upon Approval
<b><u>ENGINEERING COMMENTS</u></b>	<b>Subdivision:</b> <u>FINAL PLAT COMMENTS</u> (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): <ul style="list-style-type: none"><li>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.</li><li>B. Provide and label the monument set or found at each subdivision corner.</li><li>C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.</li><li>D. 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, <u>Storm Water Management and Flood Control</u>; the <u>City of Mobile, Alabama Flood Plain Management Plan</u> (1984); and, the <u>Rules For Erosion and Sedimentation Control and Storm Water Runoff Control</u>.</li></ul>

- E. 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.
- F. 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.
- G. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- H. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

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

- 1. 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).
- 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, paving, and all above ground structures, 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. Dumpster pads should be retrofitted to be connected to the sanitary sewer system.
- 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**

Current site layout includes only one means of ingress/egress. Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Secondary access is granted if required for emergency access and may be subject to limitations (i.e. emergency access only). Any 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.

**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).

**MAWSS COMMENTS:**

MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

**REMARKS**

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

The site plan submitted illustrates an existing 222 unit apartment complex on both proposed lots consisting of 14 existing structures, two sheds, a mail kiosk and associated parking (328 spaces). The applicant proposes to add a new clubhouse/office, a bus stop with shelter, two playgrounds with gazebos, a farmer's market, a garden area, and four new dumpsters. Building permit applications have been approved, but not issued to allow renovations to all existing structures.

Most of the site appears to be depicted as a "Suburban Center" Area, with the Northeast portion of the site being located in a "Traditional Neighborhood" Area, per the recently adopted Map for Mobile Plan. The intent of a Suburban Center Area is to allow for:

- Greater density including mixed-use with residential above community scale services and retail
- Accommodation of all users: automobile, bicycle, pedestrian, and transit
- Connectivity to surrounding neighborhoods through sidewalks, trails, etc.
- Encourage redevelopment of existing strip centers into mixed-use development or green space
- Emphasis on adding density, mixing uses and promoting walkability and connectivity to other areas of the City

The intent of a "Traditional Neighborhood" Area is to allow for:

- Better connectivity to neighborhood centers with accessibility to retail and services
- Appropriately scaled and designed infill development, including housing in a variety of configurations
- More sidewalks and streetscaping
- Protections for historic properties

- Increased protections for existing traditional development

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the Plan 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, zoning classification.

The applicant proposes to add several amenities to the site, including a new covered bus stop, thus incorporating the Map for Mobile's intention of accommodating users of mass transit.

All of the proposed structures meet setback requirements, and both lots will remain under the maximum allowable site coverage for B-3, Community Business District with the proposed additions to the site.

The site plan indicates that all new dumpsters will be connected to sanitary sewer with an enclosure, as the Zoning Ordinance requires.

The site is surrounded mostly by B-3, Community Business District and I-1, Light Industry District, however the Northeast portion of the site on the East side of Sidney Phillips Drive is adjacent to property zoned R-1, Single-Family Residential, therefore a residential buffer is required. The site plan indicates a fence along the entire North property line, but makes no mention of the height or material of the fence. The site plan should be revised to indicate that a residential buffer in compliance with Section 64-4.D. of the Zoning Ordinance will be provided where the site is adjacent to R-1 property.

Because the proposed developments do not constitute an increase in building footprint over 50%, full compliance with tree plantings and landscape area is not required at this time.

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 lots exceed 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, if approved.

The proposed 12.0± acre, 2-lot subdivision fronts Northgate Drive and Sidney Phillips Drive, both minor streets with curb and gutter, have a compliant rights-of-way illustrated as 50-feet, making no dedications necessary.

Due to the location and size of the development, access management is a concern. Therefore, the lots should be limited to the existing shared curb cut to Northgate Drive, with an allowance for

an emergency access only entrance if required by the Fire Department. Access to Sidney Phillips Drive is fenced and blocked by a drainage ditch.

The preliminary plat does not depict the 25' minimum building setback line for either lots along either frontage as required by Section V.D.9. of the Subdivision Regulations. This setback should be depicted on the Final Plat, if approved.

Each lot is provided 25' of frontage along each street the site fronts. While not ideal, because both lots function as a single development, the overall development will have sufficient access, therefore a waiver of Section V.D.2. of the Subdivision Regulations may be appropriate.

It should be noted that there is a 100' Alabama Power easement that runs through the middle of the development as well as a 25' drainage easement on the West of the property. If approved, a note should be placed on the Final Plat stating that no structures will be erected in any easement.

### **RECOMMENDATION**

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

- 1) illustration of the 25' minimum building setback line along both street frontages;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the site plan stating that both lots are limited to the existing shared curb cut to Northgate Drive with an allowance for an emergency access only entrance if required by the Fire Department;
- 4) full compliance with the Traffic Engineering comments (*Current site layout includes only one means of ingress/egress. Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Secondary access is granted if required for emergency access and may be subject to limitations (i.e. emergency access only). Any 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.*);
- 5) full compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. H. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*

- 6) 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);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 8) provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat; and
- 9) completion of the Subdivision process prior to any requests for site inspections relating to the certificate of occupancy.

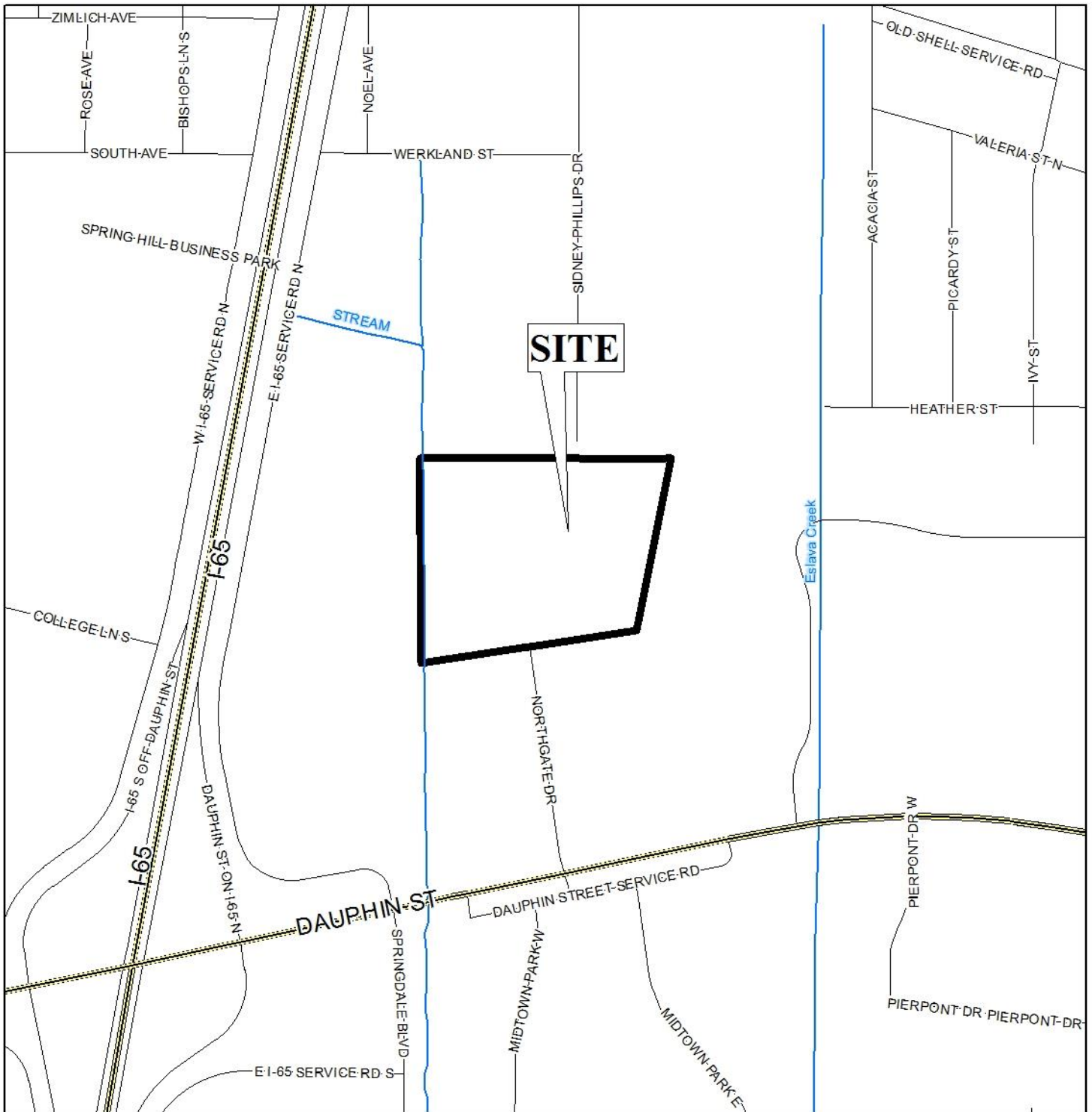
**Planned Unit Development:** The PUD request is recommended for Approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along both frontages;
- 2) revision of the site plan to indicate a compliant residential buffer where the site abuts R-1 property;
- 3) placement of a note on the site plan stating that both lots are limited to the existing shared curb cut to Northgate Drive with an allowance for an emergency access only entrance if require by the Fire Department;
- 4) full compliance with the Traffic Engineering comments (*Current site layout includes only one means of ingress/egress. Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Secondary access is granted if required for emergency access and may be subject to limitations (i.e. emergency access only). Any 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.);*
- 5) compliance with Engineering Department comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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). 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, paving, and all above ground structures, 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*

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- 6) *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);*
- 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 2015-116 and City Code Chapters 57 and 64).); and*
- 8) *provision of two copies of the revised site plan to Planning and Zoning staff prior to the signing of the Final Plat.*

# LOCATOR MAP



APPLICATION NUMBER 13 DATE November 3, 2016

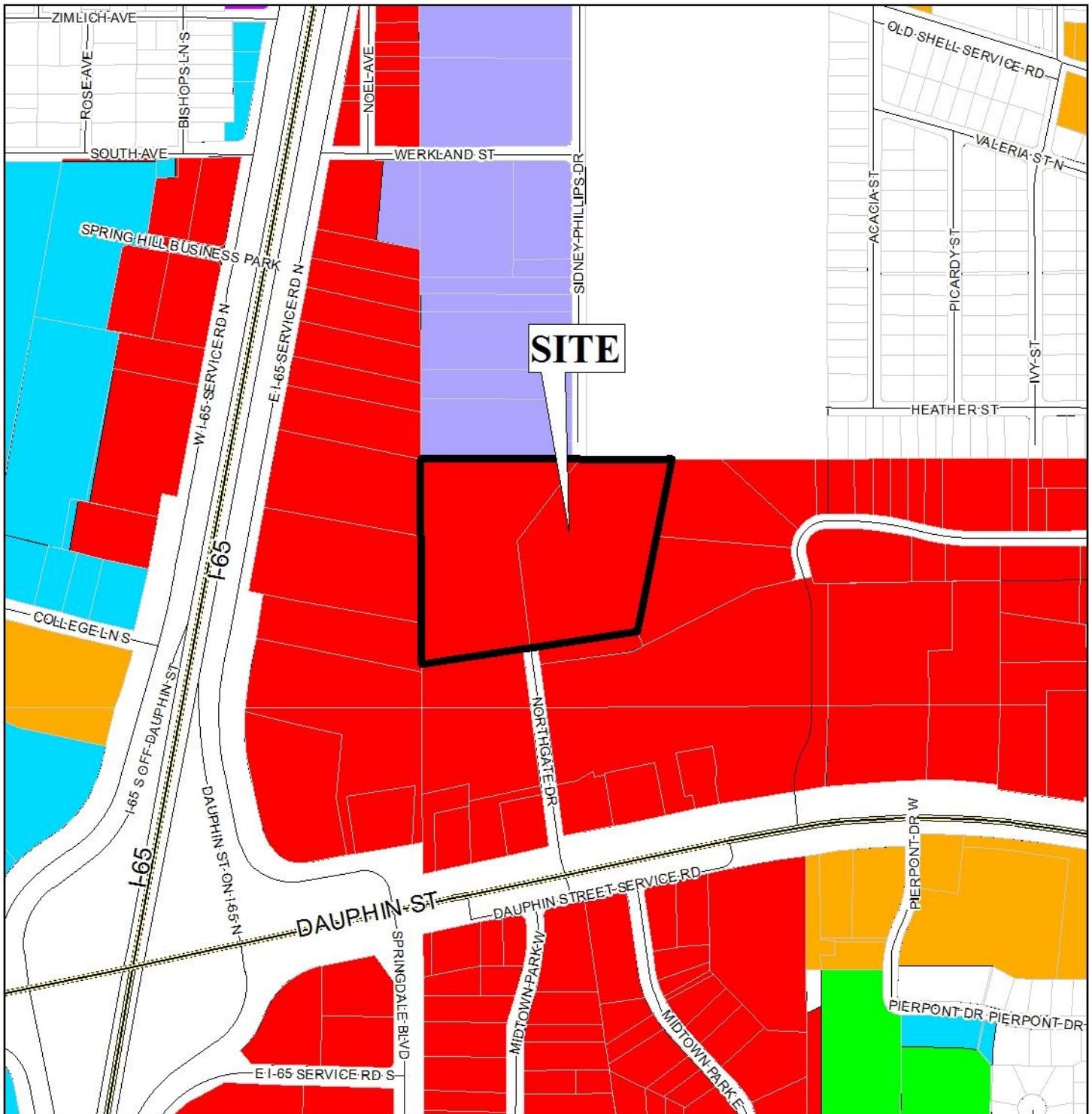
APPLICANT Dauphin Gate Subdivision

REQUEST Subdivision, Planned Unit Development





# LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE November 3, 2016

APPLICANT Dauphin Gate Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. An assisted living home is located east of the site.

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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 commercial units. An assisted living home is located east of the site.

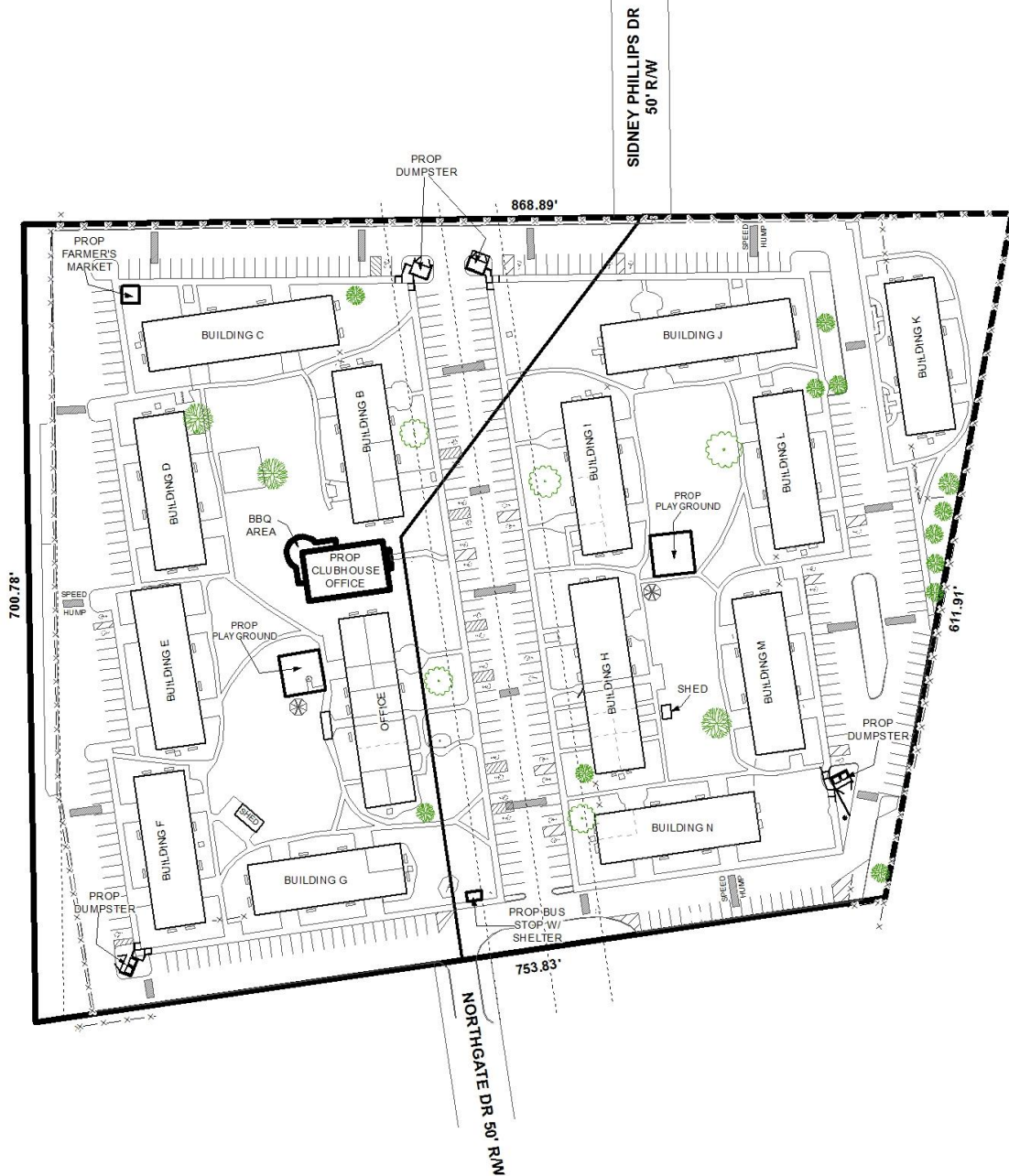
APPLICATION NUMBER 13 DATE November 3, 2016

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REQUEST Subdivision, Planned Unit Development



# SITE PLAN



The site plan illustrates the proposed clubhouse, playgrounds, farmers market, existing buildings, fences, and parking.

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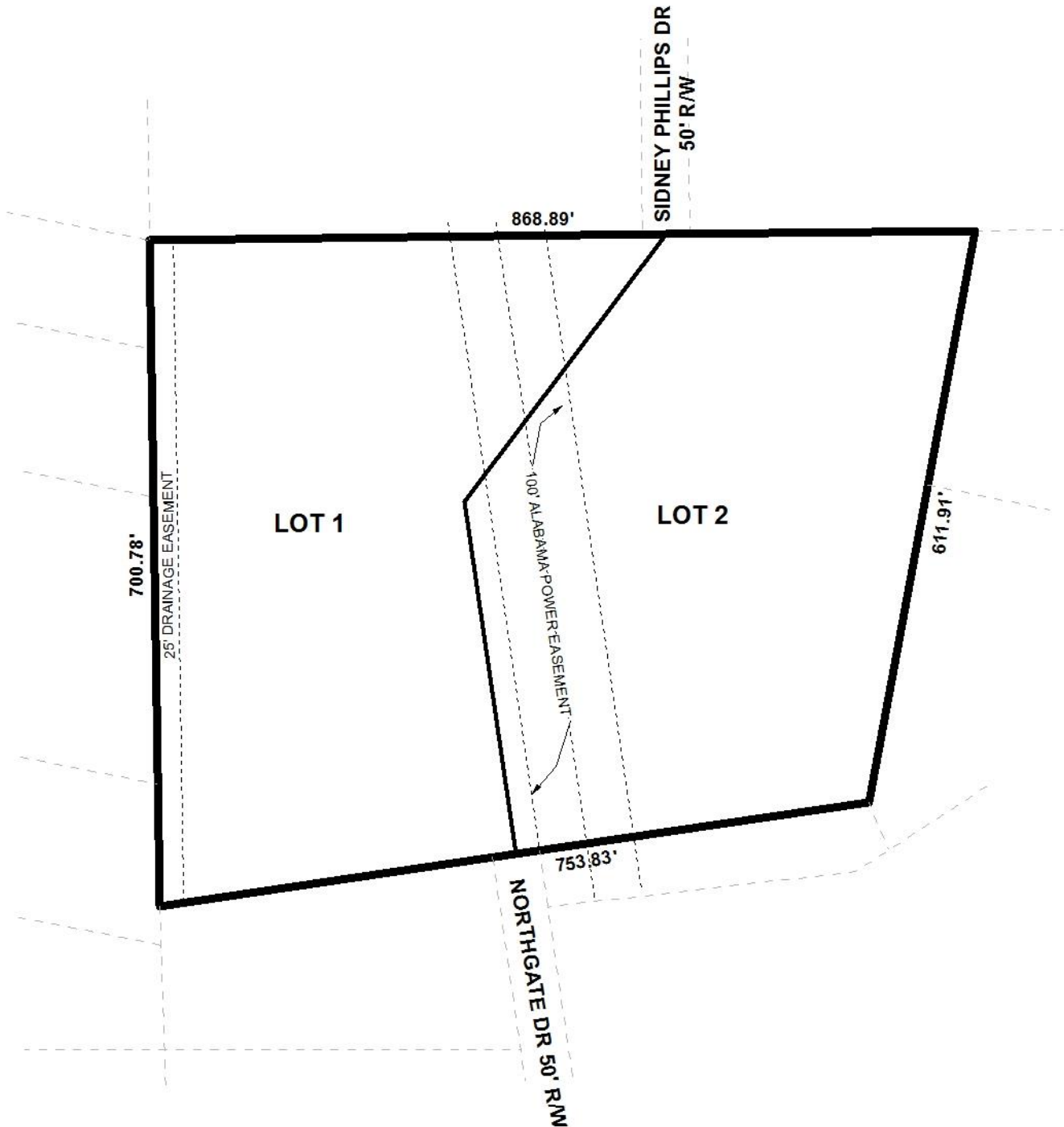
REQUEST Subdivision, Planned Unit Development



NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE November 3, 2016

APPLICANT Dauphin Gate Subdivision

REQUEST Subdivision, Planned Unit Development



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