

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: April 16, 2015****DEVELOPMENT NAME**

Springhill Landing Subdivision, Phase Two

SUBDIVISION NAME

Springhill Landing Subdivision, Phase Two

LOCATION5464 Norden Drive South
(West terminus of Lusann Drive extending to the West
terminus of Norden Drive South)**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY2 Lots / 0.4 ± acres Subdivision
15 Lots / 5.3 acres PUD**CONTEMPLATED USE**Planned Unit Development Approval to amend a
previously approved Planned Unit Development to include
two additional lots, and Subdivision approval to create two
lots.**TIME SCHEDULE
FOR DEVELOPMENT**Roadway construction anticipated to be completed by May
2015, with full build-out within 2 years.**ENGINEERING
COMMENTS**

Subdivision: The following 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. 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.
- C. Revised plans and design calculations related to the approved detention facility will need to be submitted for the change in proposed impervious area.
- D. 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.

- E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- F. Show and label each and every Right-Of-Way and easement.
- G. Provide and label the monument set or found at each subdivision corner.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's Certificate and Signature.
- J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- L. Provide a copy of the Final Plat along with 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.
- 5. The detention facility for the 16 lot subdivision shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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.
- 6. Add a note to the PUD Site Plan 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

8. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area (Twelve Mile Creek Floodway). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each of the proposed Lots that are located within the SFHA.

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).

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

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 amend a previously approved Planned Unit Development to include two additional lots, and Subdivision approval to create the two lots. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The site was the subject of Subdivision and Planned Unit Development approvals at the Planning Commission's February 5th meeting. The most recently approved Subdivision request included 14 lots and the Planned Unit Development request was for reduced setbacks and increased site coverage for 13 of those lots. This group request now simply amends the number of lots within the PUD as standard setbacks and site coverage allowances are proposed for the two new lots and both meet the minimum size requirements.

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.

Both the Subdivision and PUD contain one small parcel which was not included in the previous approvals. The Subdivision applies only to the two proposed lots just Southwest of the West terminus of Lusann Drive. As the PUD encompasses all of the previous PUD site plus the proposed two additional lots, aspects of the previous review would pertain to the Phase Two review. However, the current Subdivision review is limited to only the two new proposed lots and not the 14 lots of the previous review and approval. For the PUD, the site fronts onto two minor streets: Norden Drive South and Lusann Drive. Each of the existing streets has adequate right-of-way. The development includes the construction of an extension of Lusann Drive and Norden Drive, and the proposed rights-of-way will comply with the minimum width requirements for streets with curb and gutter. Any new road construction must comply with Engineering Department requirements.

The redesign of the Lusann Drive and Norden Drive extensions will result in a portion of the existing right-of-way of Norden Drive South no longer being necessary, thus the applicant proposes to vacate the unused portion, of which half would go to the owner of the existing Lot 2, Block E, Hilltop Subdivision, Second Addition. The owner of the existing Lot has agreed to take part in the Subdivision in order to incorporate his half of the vacated right-of-way into the existing Lot. The applicant has begun the vacation process, however; the vacation should be finalized prior to the signing of the Final Plat. The two new proposed lots of Phase Two are to be taken out of the Common Area of the previously approved PUD.

Access management is a concern due to the fact that most of the lots within the PUD will have limited frontage. Including the two new proposed lots, each lot should be limited one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. In order to facilitate access for maintenance within the Common Area, the main Common Area with road frontage should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering.

The site is zoned R-1, Single-Family Residential District, thus the single-family residential use is allowed by right. Furthermore, this district allows up to 35% site coverage and a 25-foot front yard setback and 8-foot side and rear yard setbacks. The two new proposed lots of Phase Two would maintain the standard setback and site coverage allowances.

For the previously approved portion of the PUD, the applicant is requesting that the 8-foot minimum side yard setback, with a combined side yard total of 20 feet, be reduced to a 5-foot minimum side yard setback, with a combined side yard total of only 10-feet for all lots within that portion of the PUD. The applicant is also requesting that the site coverage for Lots 4-10 be increased from 35% to 40%, as these lots are 8,500 square feet or less in size (but at least 7,200 square feet).

It should be pointed out that Lots 1 and 13 abut existing, developed lots. Typically the side yard setback in PUD's is required to be at least 8 feet where the PUD abuts existing residential development. Therefore, a side yard setback of 8 feet should be required along the South boundary of Lot 1, and East boundary of Lot 13. It should also be pointed out that Lots 2, 6, 7 and 11 have proposed drainage and utility easements ranging from 7.5 to 10 feet in width, which will preclude the requested 5-foot side yard setback: thus the side yard setbacks for these lots, where they include the easement, should match the easement width on that side of the lot.

With reduced side yard setbacks comes a concern regarding the location of the condenser units for the HVAC systems for the homes. The Zoning Ordinance places the following limits regarding the placement of items higher than 3 feet in side yards: *"Ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard."* Therefore, the applicant should be mindful of this requirement when siting HVAC condenser units, generators, etc. Furthermore, it should be noted that this type of equipment cannot be placed in any easements.

Multiple drainage, utility and sanitary sewer easements exist or are proposed for the site. A note should be placed on the PUD site plan, if approved, stating that no structure or equipment (generators, HVAC condensers, etc.) may be built within any easements. No easements are indicated in the Phase Two area.

As common areas and detention basin common areas are proposed for the PUD, a note should be placed on the PUD site plan, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

A sidewalk waiver application was not submitted with the applications, thus sidewalks will be required within the PUD development for all new homes. No sidewalk would be required along the proposed common area.

As the PUD site abuts the floodway and drainage easement for Twelve Mile Creek, safety is of concern. A six-foot high wooden privacy fence should be placed along the rear of Lots 2-8, where they abut the floodway and drainage easement for Twelve Mile Creek. The fence should be provided as each lot is developed, subject to Engineering approval due to possible drainage issues.

RECOMMENDATION

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

- 1) all new road construction must comply with Engineering Department requirements;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;

- 3) revision of the plat to depict the 25-foot minimum building setback line along the Lusann Drive frontage;
- 4) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) labeling of all common areas, including detention common areas, and placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 6) provision of sidewalks along all new streets within the development where the construction of new homes will occur;
- 7) compliance with the Engineering comments (*The following 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. 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. C. Revised plans and design calculations related to the approved detention facility will need to be submitted for the change in proposed impervious area. D. 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. E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Show and label each and every Right-Of-Way and easement. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) compliance with the Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) compliance with the 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).);*
- 10) compliance with the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 11) submission of a revised PUD site plan prior to the signing of the Final Plat;
- 12) finalization of the vacation process prior to the signing of the Final Plat; and

- 13) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.

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

- 1) within the First Phase, depiction and labeling of the front (25 feet +), side (5feet) and rear (8 feet) setbacks for all lots, with the exception of Lot 1 which will have a side yard setback on the South boundary of 8 feet, and Lot 13, which will have a side yard setback on the East boundary of 8 feet, and for Lots 2, 6, 7 and 11, where the side yard setback on one side shall match the width of the proposed drainage and utility easements, where the easements are greater than 5 feet;
- 2) within Phase Two, depiction of the 25' minimum building setback line along the Lusann Drive frontage;
- 3) within Phase One; labeling of the maximum site coverage allowed for all lots, with Lots 1-3 and 11-13 to be 35%, and Lots 4-10 to be 40%;
- 4) within Phase Two; retention of the note on the site plan stating that standard setbacks and site coverages for Lots 1 and 2 of Phase Two apply;
- 5) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 6) revision of the site plan to depict and label the provision of a six-foot high wooden privacy fence placed along the rear of Lots 2-8, where they abut the floodway and drainage easement for Twelve Mile Creek, to be constructed as each lot is developed, subject to Engineering approval due to possible drainage issues;
- 7) all new road construction must comply with Engineering Department requirements;
- 8) placement of a note on the site plan stating that each lot and common area is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;
- 9) placement of a note on the site plan stating that no structure, including HVAC and similar mechanical equipment, may be built within any easements;
- 10) labeling of all common areas, including detention common areas, and placement of a note on the site plan stating that the maintenance of the common areas is the responsibility of the property owners;
- 11) provision of sidewalks along all new streets within the development, on the side of the street where new homes will be constructed (excludes common area and lot with existing house);
- 12) compliance with Engineering 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 Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. The detention facility for the 16 lot subdivision shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 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. 6. Add a note to the PUD Site Plan 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters. 8. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area (Twelve Mile Creek Floodway). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each of the proposed Lots that are located within the SFHA.);
- 13) compliance with the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);
- 14) compliance with the Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 15) compliance with the 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).);
- 16) compliance with Zoning Ordinance restrictions regarding items within side yard setbacks (Ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard.);
- 17) submission of a revised PUD site plan prior to the signing of the Final Plat;
- 18) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and
- 19) compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 13 DATE April 16, 2015

APPLICANT Springhill Landing Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 13 DATE April 16, 2015

APPLICANT Springhill Landing Subdivision, Phase Two

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 ZONING



The site is surrounded by single family residential units.

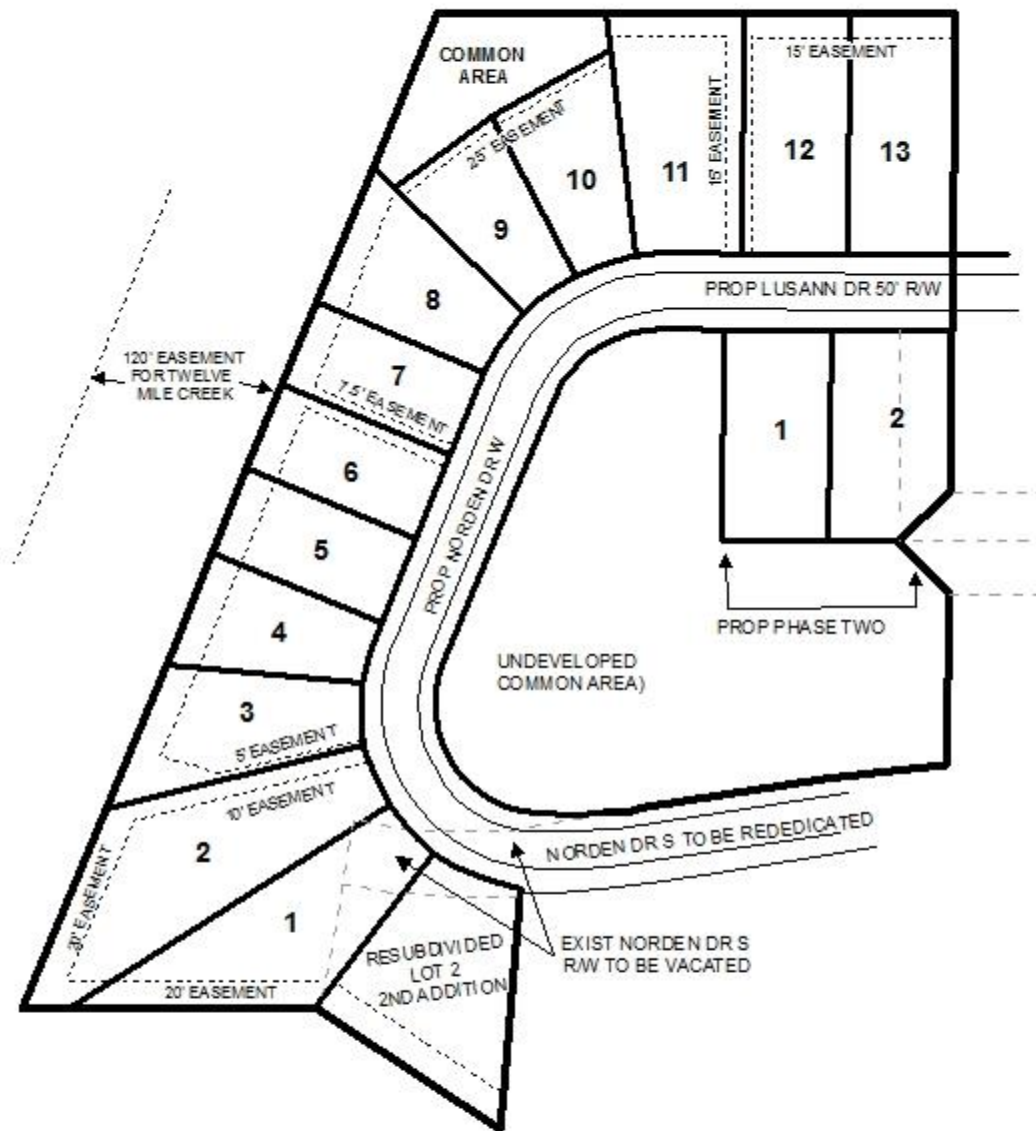
APPLICATION NUMBER 13 DATE April 16, 2015

APPLICANT Springhill Landing Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development



SITE PLAN



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

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REQUEST Subdivision, Planned Unit Development

