

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: August 3, 2006****DEVELOPMENT NAME**

Palisades Apartments Subdivision

SUBDIVISION NAME

Palisades Apartments Subdivision

LOCATION

East side of Foreman Road at the East terminus of Reichleiu Drive.

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-3, Multi-Family Residential District

AREA OF PROPERTY1 Lot / 7.0 \pm acres**CONTEMPLATED USE**

Subdivision and Planned Unit Development Approval to allow multiple residential apartment buildings and accessory structures on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not given

**ENGINEERING
COMMENTS**

Contours were not provided as required by the subdivision regulations. Therefore, an evaluation of any possible drainage concerns could not be completed. 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July

6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004. All dwelling units will require an automatic sprinkler system installed in accordance with Section 903.3.11 or 903.3.1.2 of the International Fire Code.

REMARKS

The applicant is requesting Subdivision and Planned Unit Development Approval to allow multiple buildings on a single building site for an 80-unit apartment complex.

Regarding the proposed subdivision, the applicant seeks to create a lot of record from a large metes and bounds parcel. The site fronts Foreman Road, which has an 80-foot right-of-way; as this is not a major street, no dedication would be required.

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.

The applicant is requesting PUD approval to develop ten multi-family residential apartment buildings on the proposed lot, consisting of 20 one-bedroom flats, 40 two-bedroom townhouses, and 20 three-bedroom townhouses. In addition, the complex would include a swimming pool, gazebo, picnic area, and playground.

The site plan satisfies the requirements of the Zoning Ordinance regarding building site area, parking, common open space, and setbacks. However, the landscape requirements would not be met. While the 12% overall landscaping requirement is exceeded, the site is so large that landscaping in the front setback cannot meet the 60% of the overall requirement; buildings would have to be moved to accommodate that volume of planting. In addition, the planting plan would not provide heritage and understory trees of the minimum required size and at the minimum required intervals along the street and lot periphery. However, as the site appears to have significant existing tree cover, it may be appropriate to allow a reduced percentage of streetside landscaping, in exchange for maintaining a larger overall proportion of landscaping, and keeping as many of those existing trees as practicable. The required heritage and understory should be maintained or provided as required by the Zoning Ordinance; however, it is recommended that the developer be allowed to keep the buildings in their proposed locations, in exchange for providing a greater share overall of landscaping—perhaps 25%—by new planting or retention of existing vegetation. According to the site plan, all structures, parking, driveways, and detention would only consume approximately half of the site; so this figure (25%) may already be provided.

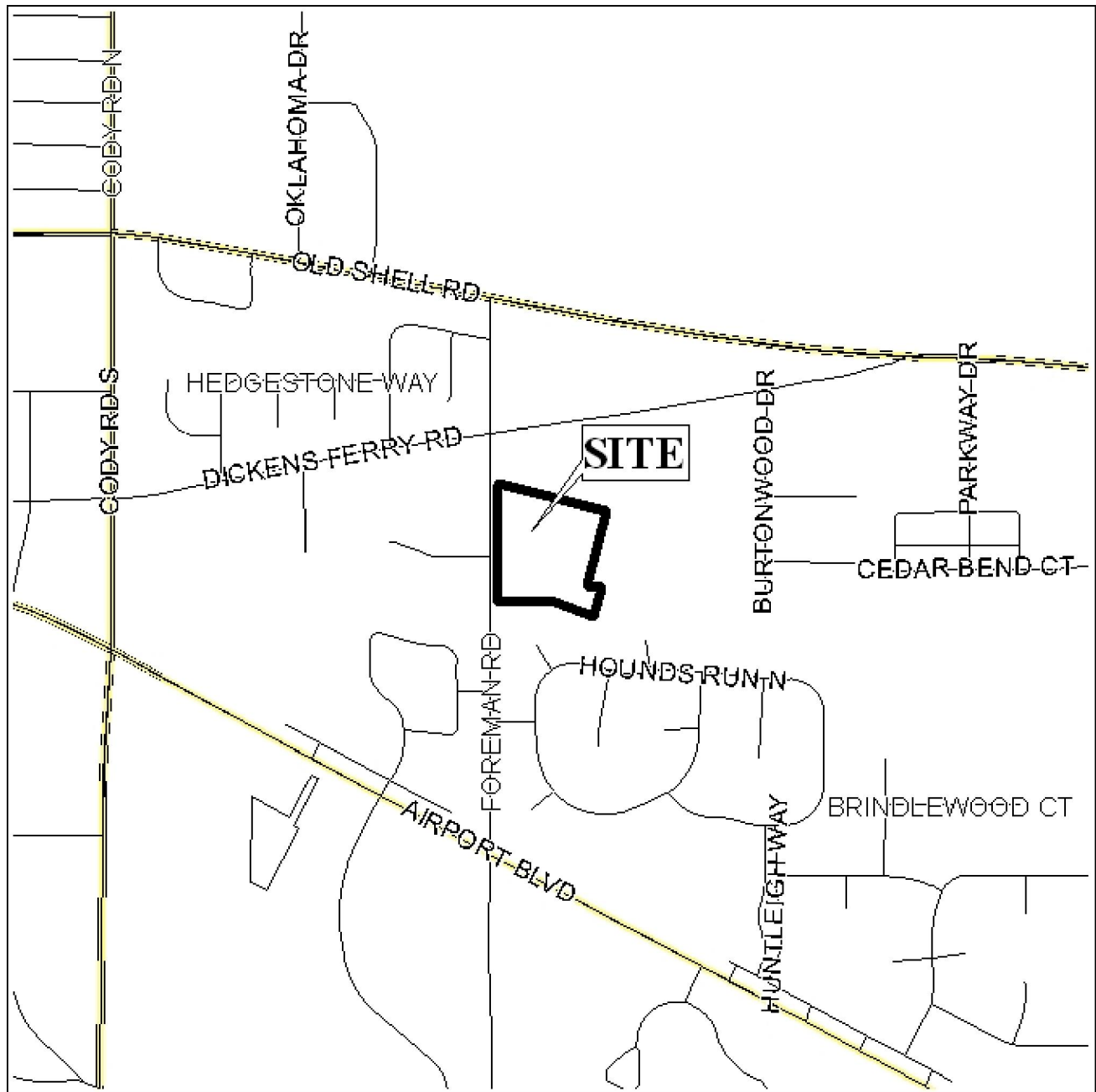
The concrete ditches illustrated to the North and South of the property are matters of concern, especially regarding the safety of children residing at the site. In addition, it has traditionally

been the practice of the Planning Commission to require a buffer between multi-family and single-family districts. While the landscaping plan calls for “screen shrubs” along the property lines, these plantings as shown would not meet the Ordinance standards for vegetative buffering. Due to these concerns, it is recommended that a privacy fence be required along the North and South property lines, in accordance with Section IV.D.1 of the Ordinance. As the property to the East does not include a ditch, and it is also zoned R-3, no buffer would seem necessary there.

Planned Unit Development: Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) full compliance with the heritage and understory tree requirements of the Zoning Ordinance, as it relates to the front and periphery of the lot; 2) that the site retain a minimum of 25% landscaping, with retention of existing vegetation where practicable; 3) the provision of a privacy fence in compliance with Section IV.D.1, along the North and South property lines; 4) that all dwelling units are fitted with an automatic sprinkler system installed in accordance with Section 903.3.11 or 903.3.1.2 of the International Fire Code, per Fire Department comments; and 4) full compliance with all municipal codes and ordinances.

Subdivision: Based on the preceding, this application is recommended for Tentative Approval.

LOCATOR MAP



APPLICATION NUMBER 14 & 15 DATE August 3, 2006

APPLICANT Palisades Apartments Subdivision

REQUEST Subdivision & Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Apartments are located to the north and to the east of the site.
Single-family residential units are located to the west and south of the site.

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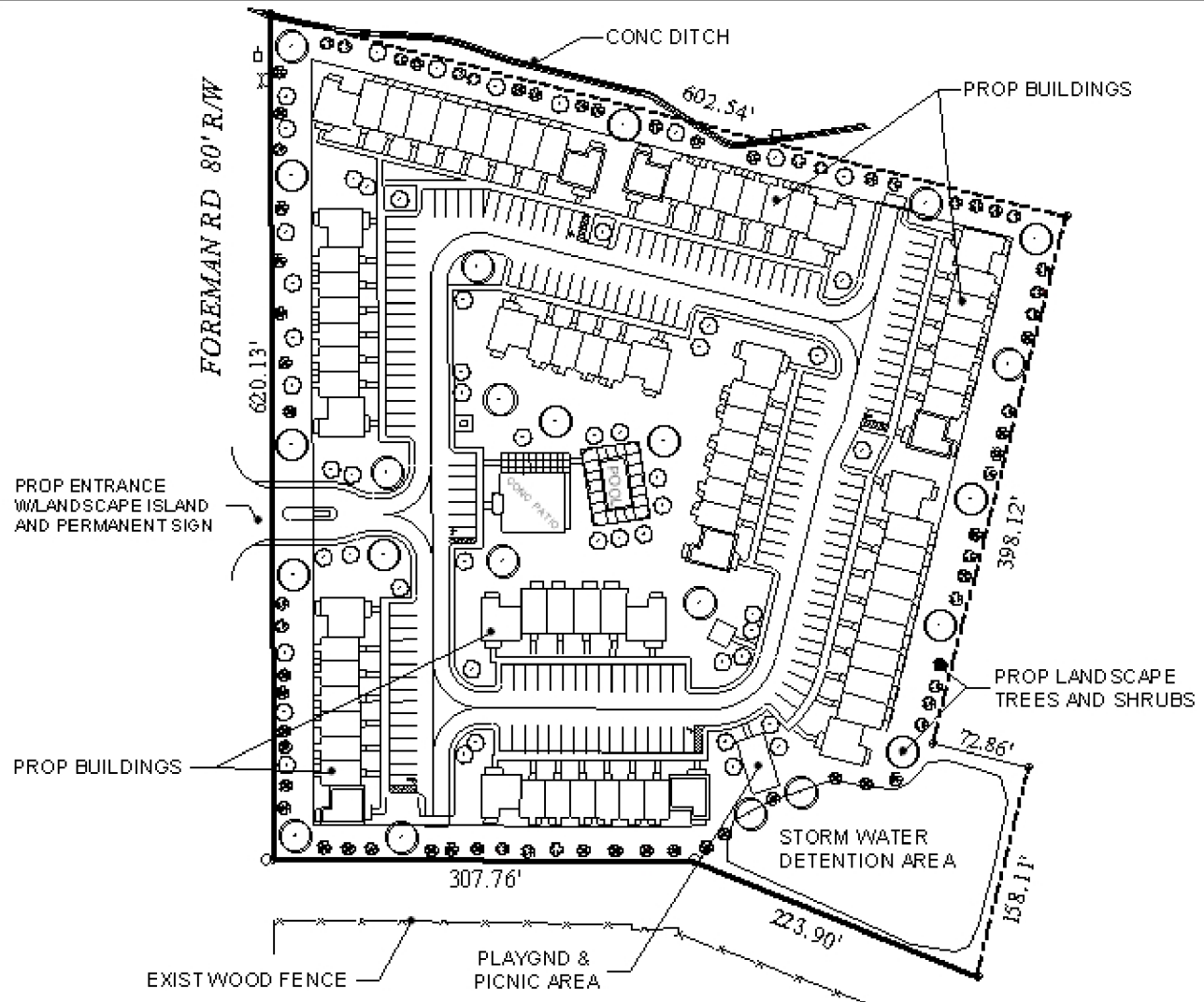
REQUEST Subdivision & Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site plan illustrates existing lot and fence with proposed buildings and parking.

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