

PLANNED UNIT DEVELOPMENT**Date: May 6, 2010****SUBDIVISION NAME** University Grande Subdivision**DEVELOPMENT NAME** University Grande Subdivision**LOCATION** Southwest corner of Old Shell Road and West Drive**CITY COUNCIL
DISTRICT** District 6**AREA OF PROPERTY** 1-Lot/ 6.3± Acre

CONTEMPLATED USE Planned Unit Development Approval to allow two apartment buildings (156 units), a (5,273 square foot) clubhouse, a (676 square feet) storage building, and a (241 square feet) pool storage building on a single building site and Subdivision approval to create one legal lot of record from two metes and bounds parcels.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediate

**ENGINEERING
COMMENTS** Must comply with all storm water and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS** Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A traffic impact study was submitted for this application. The improvements to the intersection (turn lane and signal) are the responsibility of the developer and must be approved by the City of Mobile Engineering and Traffic Engineering departments.

**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).

A permit from the Mobile Tree Commission will be required prior to removing trees located on the West Drive Right of Way for the construction of the new curb cut along West Drive.

**FIRE DEPARTMENT
COMMENTS** Shall comply with 508.5.1, 508.5.5, 903.2.7, Appendix D103 and Table C105.1 of the 2003 IFC.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow two apartment buildings (156 units), a (5,273 square foot) clubhouse, a (676 square foot) storage building, and a (241 square foot) pool storage building on a single building site and Subdivision approval to create one legal lot of record from two metes and bounds parcels.

The proposed 6.3± acre, development fronts Old Shell Road, which has right-of-way illustrated as right-of-way varies, and West Drive, 50-feet of right-of-way. West Drive meets the required minor street right-of-way as required by the Major Street Component of the Comprehensive Plan. As Old Shell Road was improved several years ago it would seem that it meets the major street standards of the Major Street Component of the Comprehensive Plan as well.

Due to the location and size of the development, access management is a concern. A Traffic Impact Study was submitted in 2008 for the initial development to Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed. As there is no change in the number of units, the Traffic Impact Study stands; therefore, no new traffic study is required.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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 must be approved by the Planning Commission.

The applicant is proposing a 156 unit apartment complex with two, four-story apartment buildings, an outdoor pool with a clubhouse building, a maintenance storage building and a pool storage building on approximately 6.3±acres. A total of 329 surface parking spaces are provided, which slightly exceeds the 312 spaces that are required by the Zoning Ordinance.

Access to the proposed apartment development will be via a driveway from Old Shell Road and West Drive. The proposed driveways to Old Shell Road would provide access from the development; however, the design of the curb cut should be in-line with Stadium Drive (private drive) to allow the possible signalization of this potential intersection.

Access management is a concern due to the location of the proposed access point, the presence of a major street, the traffic volumes along the major street, the presence of an entrance/exit to University of South Alabama (Stadium Drive) across the street from the site, and the close proximity to the Stanky Field, and Hillcrest Road. The location of Stadium Drive to the proposed location of the entrance/exit into the proposed apartment complex, generally, raises concerns of conflicts relating to turning movements. Furthermore, the volume of traffic generated by the apartment complex, and Stanky Field may require redesign/relocation; however, the Traffic Impact Study determined if redesign or relocation would be necessary, which is the responsibility of the developer.

As the applicant is proposing a “multi-family” PUD residential development, and consequently, PUD landscape area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the proposed R-3 zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

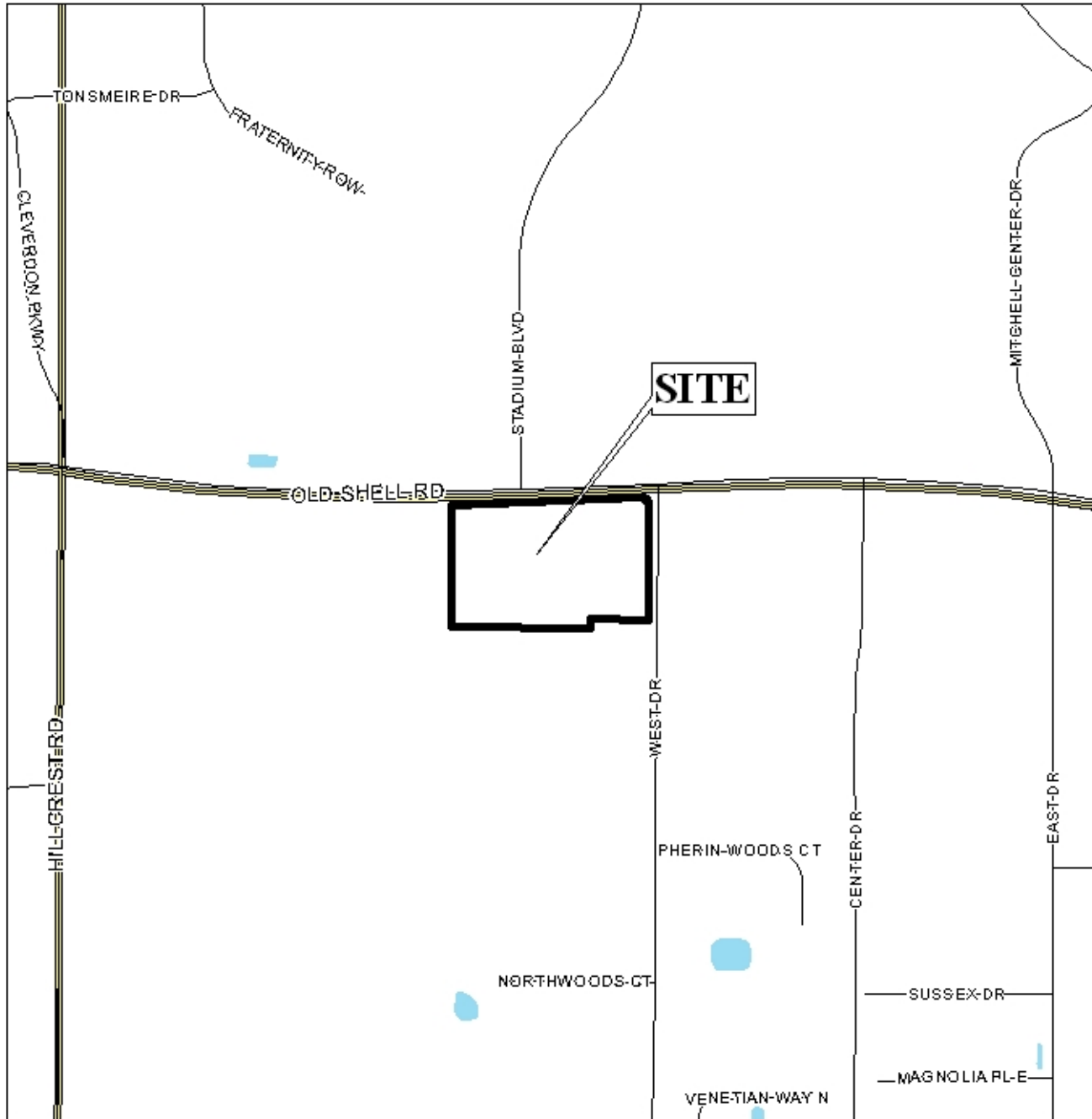
Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

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

1. compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right of way will require a right of way permit*);
2. Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A traffic impact study was submitted for this application. The improvements to the intersection (turn lane and signal) are the responsibility of the developer and must be approved by the City of Mobile Engineering and Traffic Engineering departments*);
3. placement of a note on the revised 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;
4. provision of and approval of two copies of the revised PUD site plan to the Planning Section of Urban Development prior to the approval of any permits; and
5. full compliance with all other municipal codes and ordinances.
- 6.

LOCATOR



APPLICATION NUMBER 14 DATE May 6, 2010

APPLICANT University Grande Subdivision

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use with the University of South Alabama to the north.

APPLICATION NUMBER 14 DATE May 6, 2010

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LEGEND

														
R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	L-1	L-2

N
NTS

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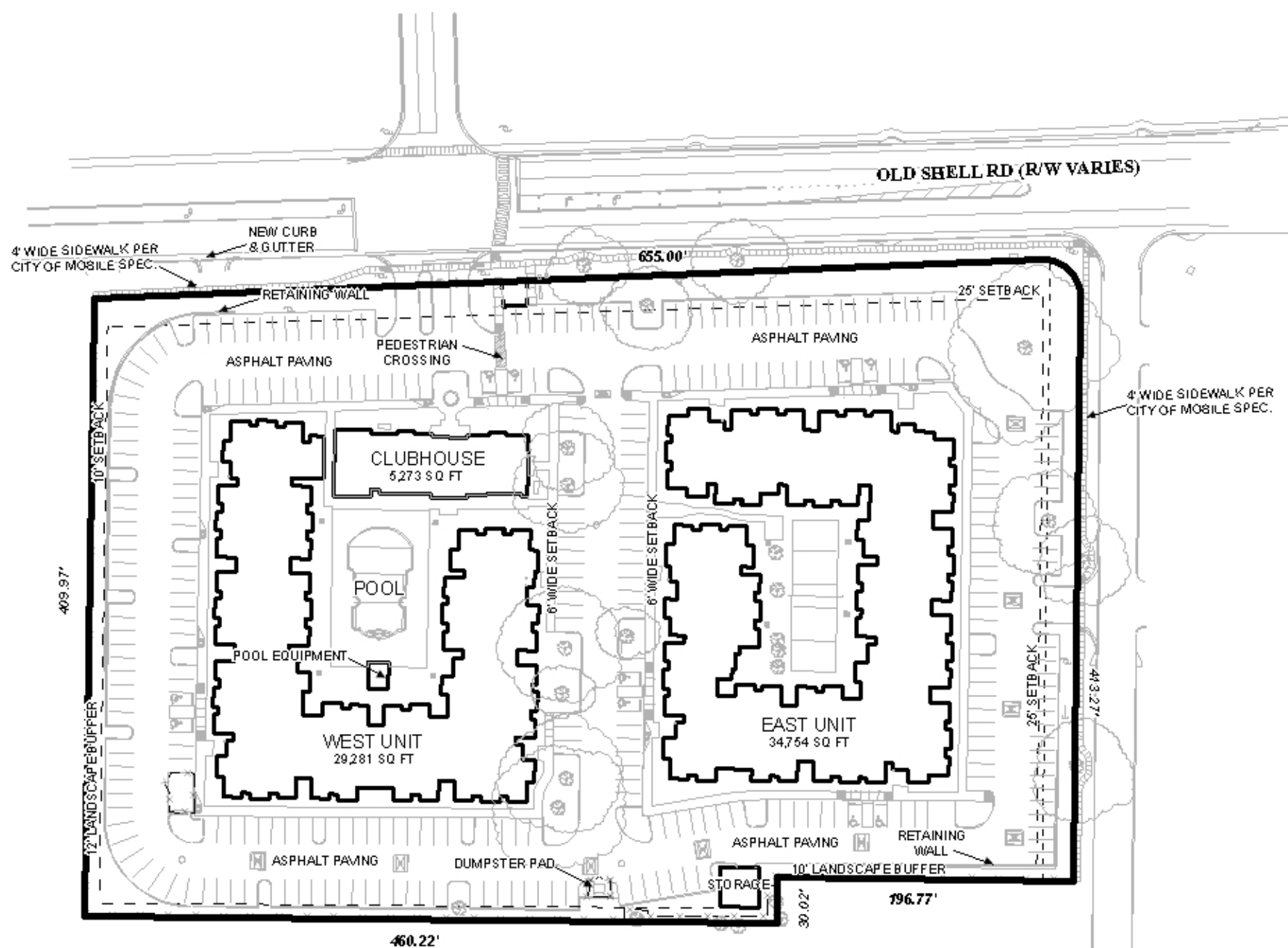
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SITE PLAN



This site plan illustrates the proposed development.

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