

PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT

Date: February 1, 2007

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| <u>NAME</u> | Lone Oak Properties, LLC |
| <u>SUBDIVISION NAME</u> | Lone Oak Subdivision |
| <u>LOCATION</u> | 911 Dauphin Street (Southeast corner of Lebaron Street and Dauphin Street, extending South to Conti Street) |
| <u>CITY COUNCIL DISTRICT</u> | District 2 |
| <u>PRESENT ZONING</u> | B-1, Buffer Business District |
| <u>AREA OF PROPERTY</u> | 1 lot / 2.4 acres \pm |
| <u>CONTEMPLATED USE</u> | Planning Approval to allow a dormitory facility for international students conducting internships at the Riverview and Battle House Hotels in a B-1, Buffer Business District, Planned Unit Development Approval to allow two buildings on a single building site, and creation of a one-lot Subdivision. |
| <u>TIME SCHEDULE FOR DEVELOPMENT</u> | Immediate |
| <u>ENGINEERING COMMENTS</u> | 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 80" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the West side of Lot 1. Any work on or under this tree 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

No comments.

REMARKS

The applicant is requesting Planning Approval to allow a dormitory facility for international students conducting internships at the Riverview and Battle House Hotels in a B-1, Buffer Business District, Planned Unit Development Approval to allow two buildings on a single building site, and creation of a one lot Subdivision. Dormitory uses are allowed with Planning Approval in B-1, Buffer Business Districts.

The applicant proposes to use the existing historic structures located at 911 Dauphin Street to provide housing for international university students that will be interning and working at the Riverview and Battle House Hotels. The students will be selected by the hotel operators through a screening process, and students are expected to typically intern for no more than six months before returning to their home universities. The existing historic property will be restored architecturally, and the site will be improved with new landscaping and a reduction in the paved areas on the site: new construction on the site will be minimal as no expansion of the existing buildings is proposed.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

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.

It should be noted that PUD and Planning Approval are site plan specific, thus any changes to the site plan must be approved 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 fronts Dauphin Street to the North and Conti Street to the South. Dauphin Street, a proposed major street, has an existing right-of-way of 60-feet, which is less than the 100-feet

recommended within the Major Street Plan component of the Comprehensive Plan. As no (substantial) new construction is anticipated, and as the site is a listed historic site, it is recommended that no right-of-way dedication be required. However, the plat should be revised to adjust the minimum building setback line to reflect a right-of-way width of 50 feet, as measured from the centerline of Dauphin Street. Conti Street, a minor street, has adequate right-of-way.

Access management is a concern because the property has frontage on two streets, including a proposed major street. The site plan depicts one curb-cut onto Dauphin Street and one curb-cut onto Conti Street. The site should be limited to the curb-cuts depicted on the site plan, thus a note should be placed on the final plat, if approved, stating that the site is limited to one curb-cut onto Dauphin Street and one curb-cut onto Conti Street, with the size, design and location to be approved by Traffic Engineering and conform, if possible, with AASHTO standards.

The site is currently developed, and is surrounded by a mixture of residential and commercial uses. Properties located to the Southwest of the site contain single-family uses in an R-1, Single-Family District. All other properties abutting or across the street from the site are in various commercial zones, and contain almost exclusively commercial uses.

The site plan depicts a parking layout that reduces the existing paved area. The new parking layout will not allow traffic to circulate across the site, from Dauphin Street to Conti Street, which should eliminate any potential cut-through traffic.

The site plan also shows an increase in landscaping that includes frontage trees and vegetative buffering where the site abuts residential uses. It is recommended that the vegetative buffer where the site abuts residential uses be augmented with a 6-foot high wooden privacy fence (except for the portion of the fence within the 25-foot setback line, which can only be 3-feet tall), in conformance with Section 64-4.D. of the Zoning Ordinance.

The site plan does not show any new sidewalks within the site, nor any sidewalk connections from the existing structures to the sidewalks on Dauphin and Conti Streets. It is recommended that the site plan be revised to show on-site pedestrian circulation and connections to existing sidewalks on abutting streets.

Section 64-6. of the Zoning Ordinance requires that lighting be provided for off-street parking facilities containing more than ten spaces, if the parking facilities will be used after dark. If lighting of the building or parking area is proposed, the lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; specifically, lighting for the site should be designed and placed so that it does not shine onto residential properties (use of “full cut-off” fixtures).

Finally, there is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. If the applicant utilizes a dumpster, the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

It is anticipated that use of the site as proposed will be an asset to the vicinity and will have no adverse impact to immediate neighbors. It will also result in the preservation of a structure that has been a part of Mobile's history since 1843, when the main structure was built as the Protestant Children's Orphanage.

RECOMMENDATION

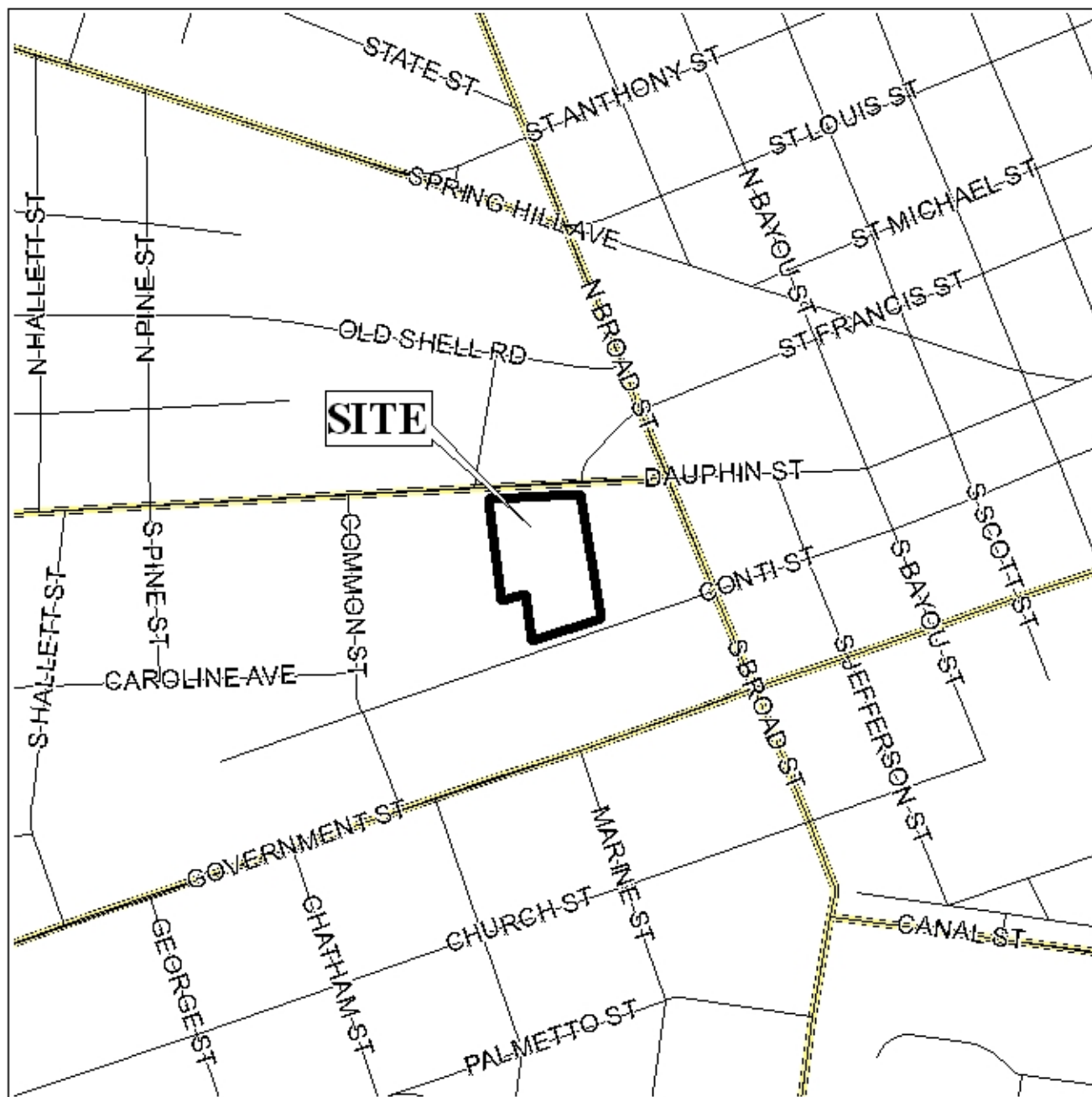
Planning Approval: The request is recommended for Approval, subject to the following conditions: 1) use of the site for housing shall be limited to documented university students working / interning at the Riverview and Battle House Hotels; 2) revision of the site plan to additionally depict a 6-foot high wooden privacy fence where the site abuts residential uses to the Southwest; 3) revision of the site plan to depict sidewalks on the site and linking to existing sidewalks along Dauphin and Conti Streets; 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance; 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; 6) placement of a note on the site plan / plat stating that the site is limited to one curb-cut onto Dauphin Street and one curb-cut onto Conti Street, with the size, design and location to be approved by Traffic Engineering and to comply, if possible, with AASHTO standards; 7) placement of a note on the site plan stating the following: *"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 80" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."* 8) completion of any approvals required from the Architectural Review Board for building renovations and site improvements; 9) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat; 10) completion of the Subdivision process; and 11) full compliance with all other municipal codes and ordinances.

Planned Unit Development: The request is recommended for Approval, subject to the following conditions: 1) use of the site for housing shall be limited to documented university students working / interning at the Riverview and Battle House Hotels; 2) revision of the site plan to additionally depict a 6-foot high wooden privacy fence where the site abuts residential uses to the Southwest; 3) revision of the site plan to depict sidewalks on the site and linking to existing sidewalks along Dauphin and Conti Streets; 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance; 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance; 6) placement of a note on the site plan / plat stating that the site is limited to one curb-cut onto Dauphin Street and one curb-cut onto Conti Street, with the size, design and location to be approved by Traffic Engineering and to comply, if possible, with AASHTO standards; 7) placement of a note on the site plan stating the following: *"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 80" Live Oak Tree located on the*

North side of Lot 1 and the 60" Live Oak Tree located on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger." 8) completion of any approvals required from the Architectural Review Board for building renovations and site improvements; 9) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat; 10) completion of the Subdivision process; and 11) full compliance with all other municipal codes and ordinances.

Subdivision: The Subdivision request is recommended for Tentative Approval, subject to the following conditions: 1) revision of the plat to show the minimum building setback line adjusted to reflect a future right-of-way width of Dauphin Street of 50 feet, as measured from the centerline, per Section V.D.9. of the Subdivision Regulations; 2) placement of a note on the plat stating that the site is limited to one curb-cut onto Dauphin Street and one curb-cut onto Conti Street, with the size, design and location to be approved by Traffic Engineering and to comply, if possible, with AASHTO standards; 3) placement of a note on the plat stating the following: *"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 80" Live Oak Tree located on the North side of Lot 1 and the 60" Live Oak Tree located on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."*; and 4) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15,16,& 17 DATE February 15, 2007

APPLICANT Lone Oak Subdivision

REQUEST Subdivision, Planning Approval, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded commercial landuse.
There are single family residential units to the west of the site.

APPLICATION NUMBER 15,16,& 17 DATE February 15, 2007

APPLICANT Lone Oak Subdivision

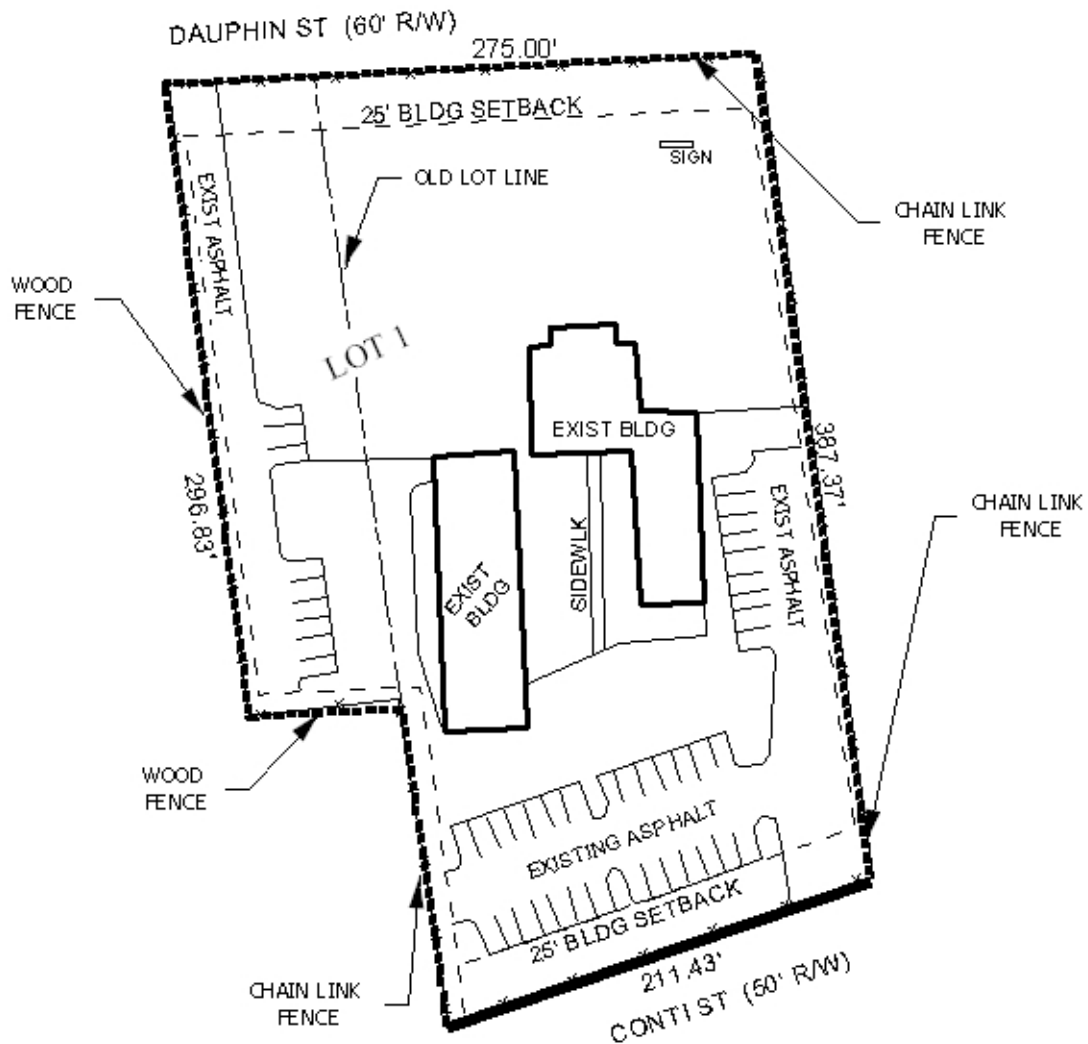
REQUEST Subdivision

LEGEND

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



The site plan illustrates existing buildings, asphalt, parking, sidewalk, fences and setbacks.

APPLICATION NUMBER 15,16, &17 DATE February 15, 2007

APPLICANT Lone Oak Subdivision

REQUEST Subdivision



NTS