

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: September 17, 2009**

<u>DEVELOPMENT NAME</u>	Sheffield Court Subdivision, Resubdivision of Lot 16
<u>SUBDIVISION NAME</u>	Sheffield Court Subdivision, Resubdivision of Lot 16
<u>LOCATION</u>	2108 Sheffield Court (West side of Sheffield Court, 145'± South of Japonica Lane)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	R-1, Single-Family
<u>AREA OF PROPERTY</u>	1 Lot / 0.2 ± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow increased site coverage, and Subdivision approval to revise setbacks for an existing lot.
<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).
<u>FIRE DEPARTMENT COMMENTS</u>	All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development approval to allow increased site coverage, and Subdivision approval to revise setbacks for an existing lot. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The applicant is in the process of adding onto an existing house in a zero-lot line residential subdivision, approved by the Planning Commission in 1984. During the building permit process, Planning staff determined that the combined total of the desired additions would exceed the 35% maximum site coverage allowed in R-1 districts. The applicant wishes to increase the maximum site coverage to 40%, and to amend the side yard setback from 15-feet to 8-feet.

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.

The applicant is planning to add 6-feet to the front of the existing garage, an open porch on the north side of the existing house, and a new room to the west side of the existing house, with an open porch. The applicant states that the additions will bring the total site coverage to 36.35%, however, they are requesting that the maximum site coverage for the site be raised to 40%.

The open porch addition to the north side of the existing house will occur within an existing 15-foot side yard, depicted on the original plat. An 8-foot side yard will remain, once the addition is built, which will comply with the minimum side yard requirements of the Zoning Ordinance. The front yard setback will remain 30-feet, while the rear yard setback will be 15-feet, exceeding the minimum required by the Zoning Ordinance.

Staff does not believe that modifying the side yard to 8-feet will have a detrimental impact, nor be uncharacteristic for the neighborhood. Staff is of the opinion, however, that the maximum site coverage should not be raised to 40%; instead staff recommends that the maximum site coverage be limited to the site plan presented, 36.35%, or a maximum of 37%. A justification for the requested 40% maximum site coverage was not provided.

RECOMMENDATION

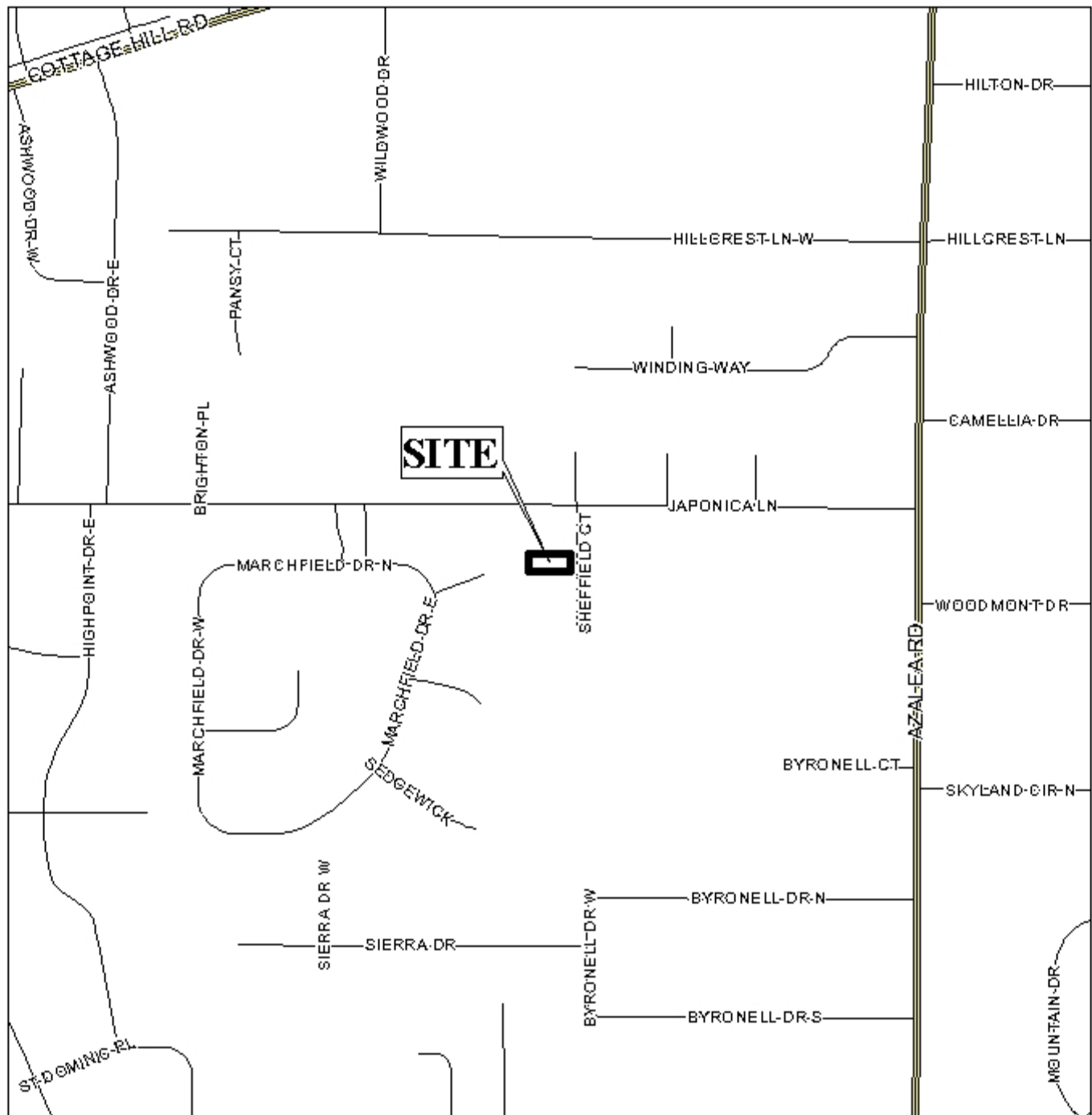
Subdivision: Based upon the preceding, this application is recommended for approval, subject to the following conditions:

- 1) Revision of the Subdivision plat with a label or note indicating a maximum of 37% site coverage;
- 2) Placement of a note on the final plat stating front (30 ft), side (8 ft,0 ft) and rear (15 ft) setbacks, as graphically depicted;
- 3) Submission of a revised PUD site plan prior to the signing of the final plat, and prior to the request for building permits for the final addition;
- 4) Submission of the final plat prior to final inspections for the building permits; and
- 5) Full compliance with all other municipal codes and ordinances.

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

- 1) Revision of site plan with a label or note indicating a maximum of 37% site coverage;
- 2) Placement of a note on the site plan stating front (30 ft), side (8 ft,0 ft) and rear (15 ft) setbacks, as graphically depicted;
- 3) Submission of a revised PUD site plan prior to the signing of the final plat, and prior to the request for building permits for the final addition; and
- 4) Full compliance with all other municipal codes and ordinances.

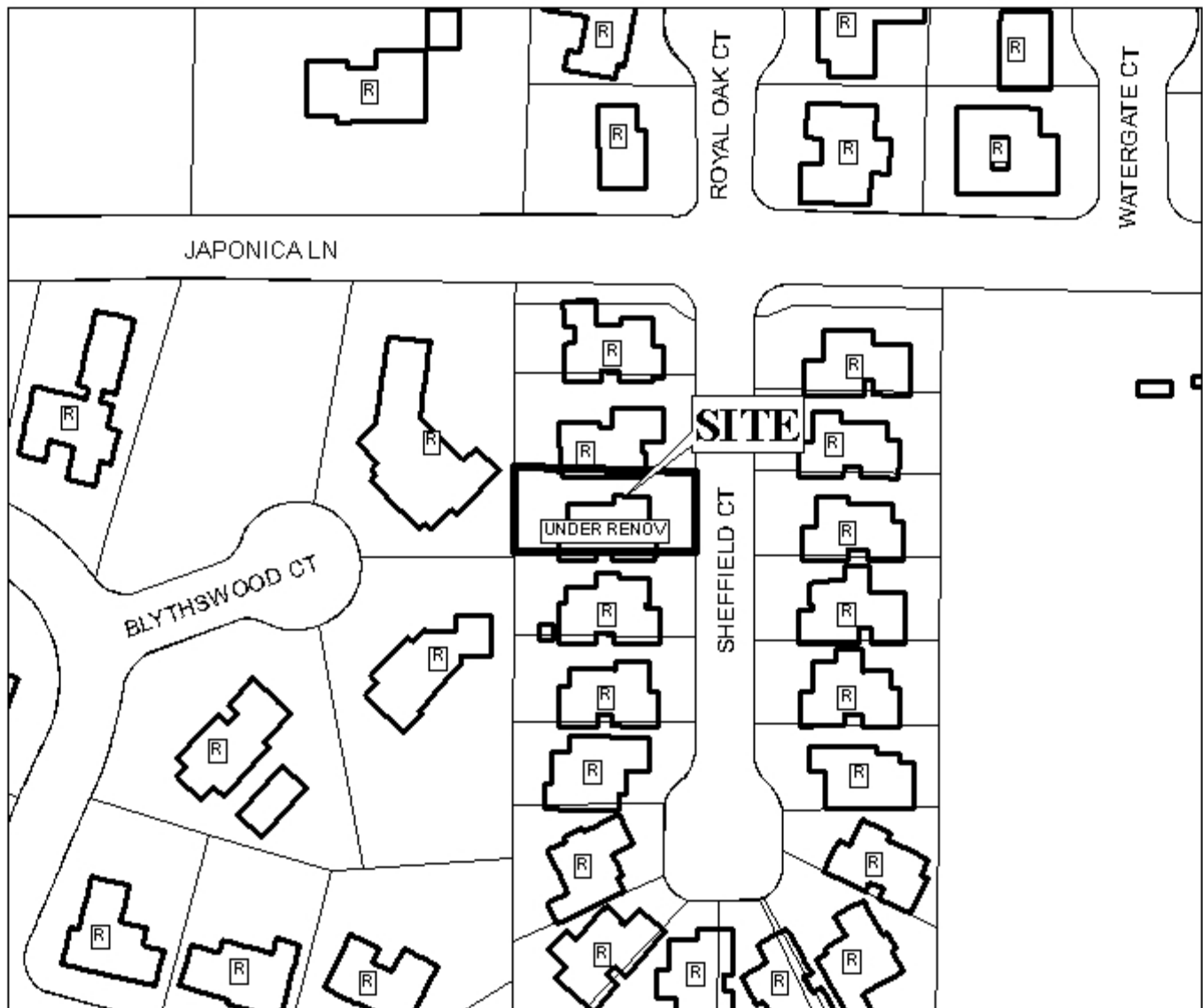
LOCATOR MAP



APPLICATION NUMBER 15 & 16 DATE September 17, 2009
APPLICANT Sheffield Court Subdivision, Resubdivision of Lot 16
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

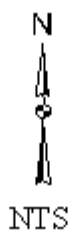
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



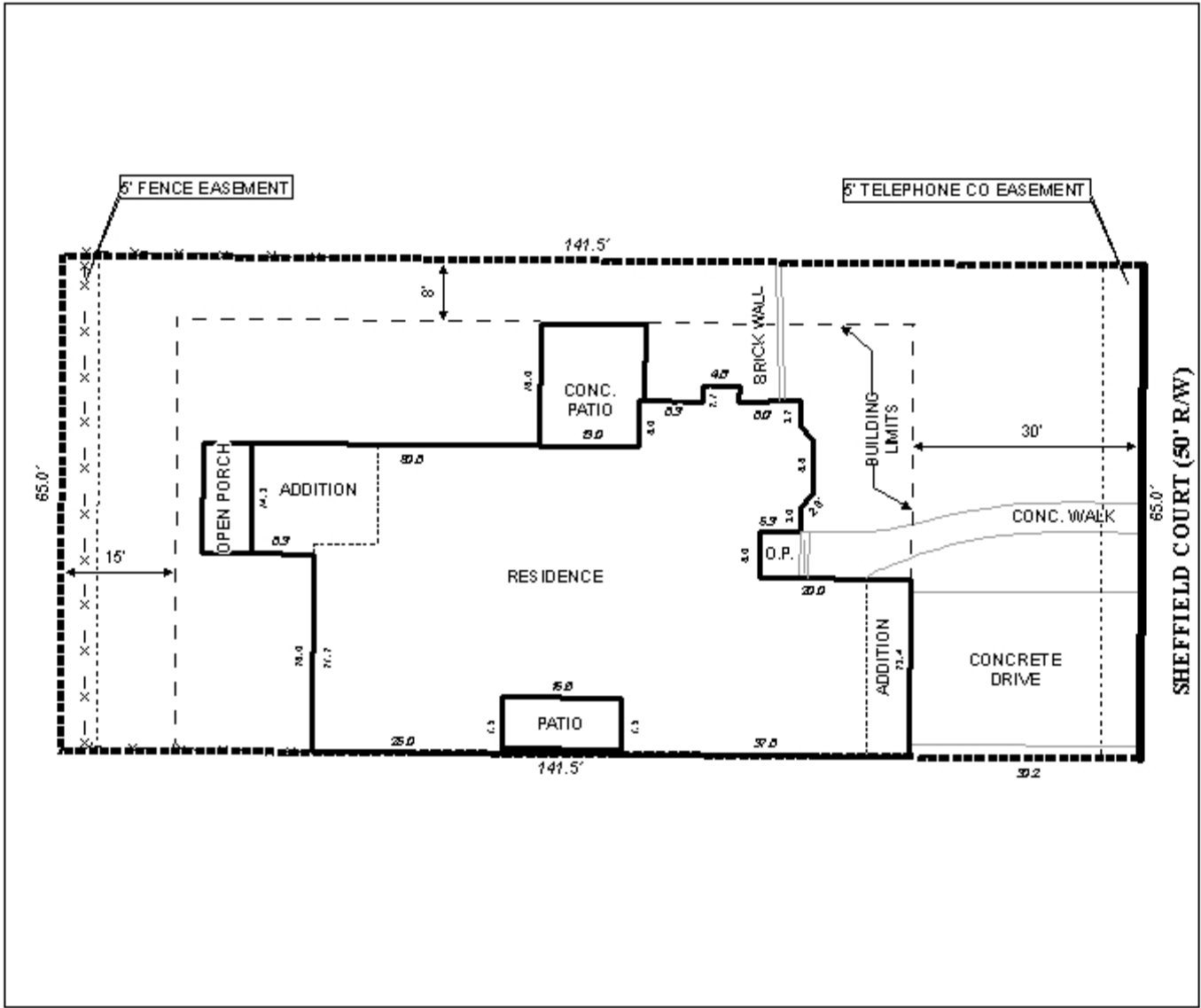
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SITE PLAN



This site plan illustrates the proposed building additions and subdivision configuration.

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