

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 7, 2013****DEVELOPMENT NAME**

HL Properties, LLC and Long Gardens, LLC

LOCATION

250 Tuthill Lane
(Southeast corner of Tuthill Lane and Garden Trace
(private street), extending to the South side of Provident
Lane (not open)).

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

9 Lots / 13.3± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a
previously approved Planned Unit Development to allow a
private street subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT**

None provided

**ENGINEERING
COMMENTS**

The addition of a gate to a private road will require that the
applicant coordinate with City Engineer and Public Works to provide adequate access to the
Public Drainage Easements within the development for inspections and maintenance.

**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).

Preservation status is to be given to the 48" Live Oak Tree located on the East side of Lot 1 and
the 48" Live Oak Tree located on the South East corner of Lot 4. Any work on or under these
trees 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**

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.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow a private street subdivision.

The applicant obtained Subdivision and Planned Unit Development approvals at the Planning Commission's September 15, 2011 meeting to allow a nine-lot, private street residential development.

The applicant is currently requesting approvals to allow the addition of a gate at the entrance of the approved private street. No other changes are proposed to the already approved layout of the development.

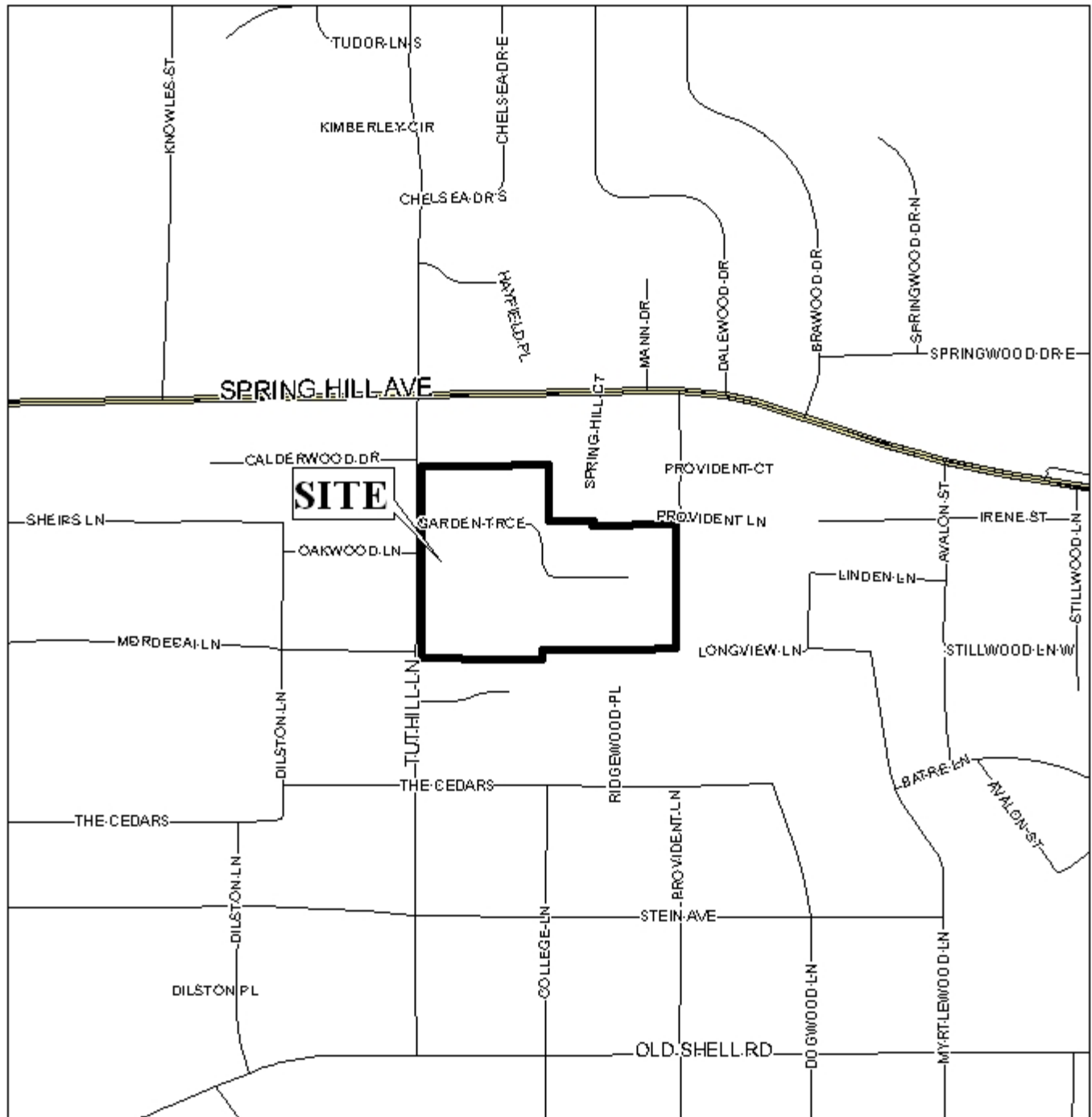
The proposed gate's location is approximately 50' from Tuthill Lane. Section 64.4.F.2. of the Zoning Ordinance defines a queuing space as being 9' wide and 20' long, and requires a minimum of three queuing spaces. The site plan should be revised to illustrate the gate at 60' from Tuthill Lane in order to provide the required queuing spaces.

RECOMMENDATION

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

- 1) compliance with Engineering comments (*The addition of a gate to a private road will require that the applicant coordinate with City Engineer and Public Works to provide adequate access to the Public Drainage Easements within the development for inspections and maintenance.*);
- 2) revision of the site plan to illustrate the proposed gate at 60' from Tuthill Lane; and
- 3) provision of two revised site plans to be submitted to Un Development.

LOCATOR MAP



APPLICATION NUMBER 15 DATE March 7, 2013
 APPLICANT HL Properties, LLC and Long Gardens, LLC
 REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residences.

APPLICATION NUMBER 15 DATE March 7, 2013

APPLICANT HL Properties, LLC and Long Gardens, LLC

REQUEST Planned Unit Development

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	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

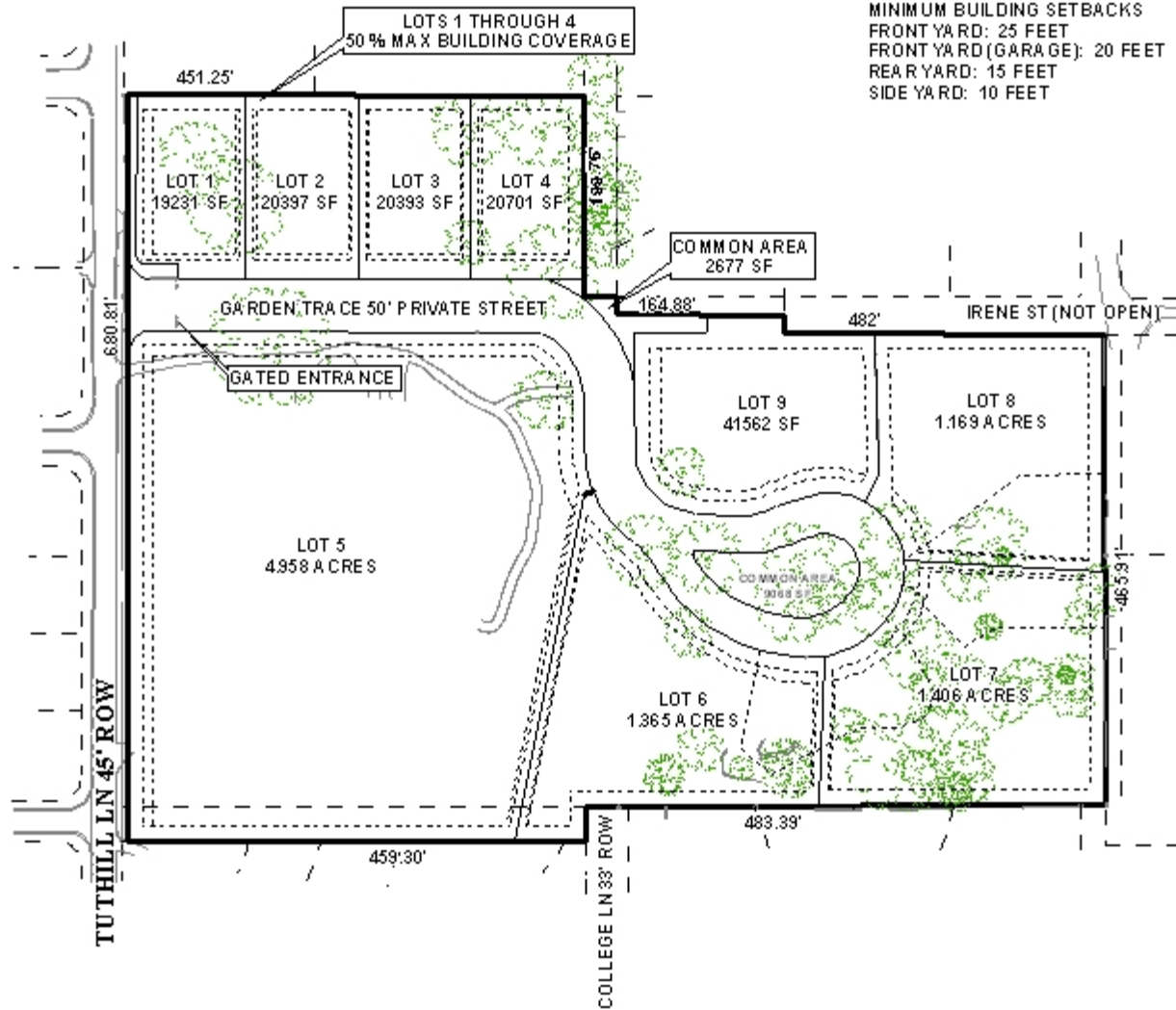


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N
NTS

SITE PLAN



The site plan illustrates the existing lots, proposed setbacks, and building coverage ratios.

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N
 NTS