

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 4, 2015****DEVELOPMENT NAME**

MHL, Inc.

LOCATION

Southwest corner of Somerby Drive and Johnston Lane

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-3, Multiple Family Residential District

AREA OF PROPERTY

1 Lot / 8.0 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

January 2016

**ENGINEERING
COMMENTS**

Due to the existing drainageway to the west and the existing driveway access from Somerby Drive, provide adequate access to the residential property to the west – 6939 Johnston Ln. for the existing driveway.

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall

run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letter.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The proposed site plan illustrates an apartment complex that will consist of five apartment buildings composed of 112 dwelling units as well as a community building with a computer center and exercise room. The site plan illustrates 245 parking spaces, which exceeds the minimum amount of required parking spaces for the site. It should be noted that the site plan includes a note that incorrectly states 246 parking spaces are to be provided. The site plan should be revised to correctly state the number of parking spaces to be provided. It should be

noted that a photometric plan will be required at the time of permitting due to the number of parking spaces.

Three dumpsters with enclosures are illustrated on the site plan, but no mention is made of if they will be connected to sanitary sewer, or what types of enclosures are proposed. The site plan should be revised to illustrate dumpster enclosures with sanitary sewer connections and enclosures compliant with Section 64-4.D.9. of the Zoning Ordinance. It should also be noted that the dumpster illustrated on the Western side of the property is located 8' from the property line. The property to the West of the site is zoned R-1, Single-Family Residential District, and as such a 10' buffer is required for all structures, including dumpsters, and their associated enclosures. The site plan should be revised to illustrate all dumpsters located out of required setbacks.

As the site has an R-1, Single-Family Residential District to the West, a residential buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance should be provided, however none is illustrated on the proposed site plan. If approved, the site plan should be revised to reflect this requirement.

The site plan submitted illustrates landscape areas as well as trees, however, no information is provided regarding total/frontage landscape areas, nor the number and species of the trees to be planted or remain on site. If approved, the site plan should be revised to illustrate full compliance with tree planting and landscape area requirements of the Zoning Ordinance.

No sidewalk is illustrated on the site plan. The site plan should be revised to illustrate a sidewalk along Somerby Drive.

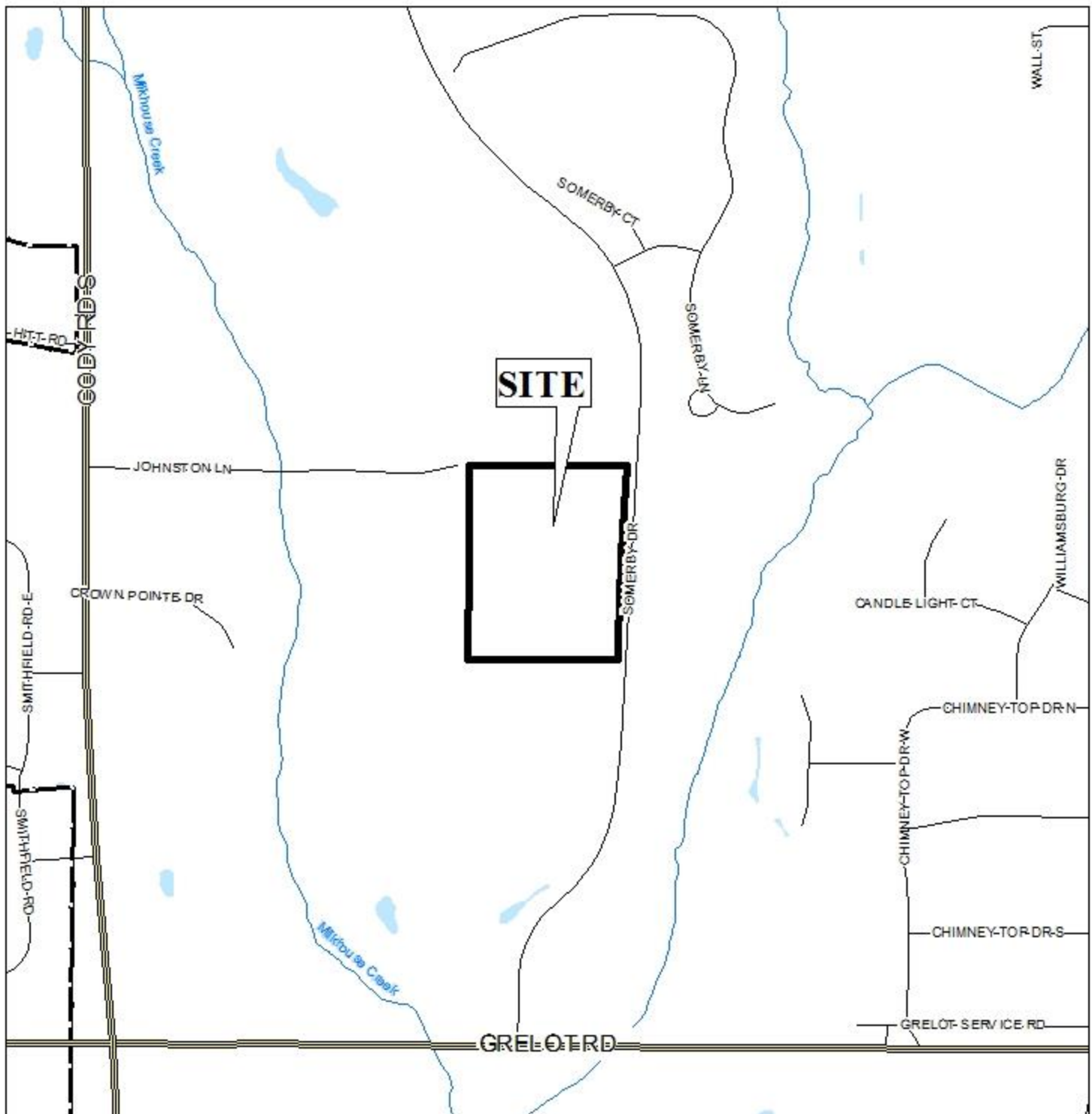
RECOMMENDATION

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

- 1) revision of the site plan to illustrate dumpster enclosures with sanitary sewer connections compliant with Section 64-4.D.9. of the Zoning Ordinance;
- 2) revision of the site plan to illustrate the dumpster on the West of the site out of the required 10' residential buffer;
- 3) revision of the site plan to illustrate a residential buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance;
- 4) revision of the site plan to show full compliance with the tree planting and landscape area requirements of the Zoning Ordinance;
- 5) revision of the site plan to illustrate a sidewalk along Somerby Drive;
- 6) correctly note the number of parking spaces provided on the site;
- 7) submission of a photometric plan at time of application for land disturbance permits;
- 8) comply with Engineering comments (*Due to the existing drainageway to the west and the existing driveway access from Somerby Drive, provide adequate access to the residential property to the west – 6939 Johnston Ln. for the existing driveway. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-*

- Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letter.);*
- 9) *comply with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 1) *compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));*
 - 2) *comply with 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).); and*
 - 3) *provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to issuance of any permits.*

LOCATOR MAP



APPLICATION NUMBER 16 DATE June 4, 2015

APPLICANT MHL, Inc.

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 16 DATE June 4, 2015

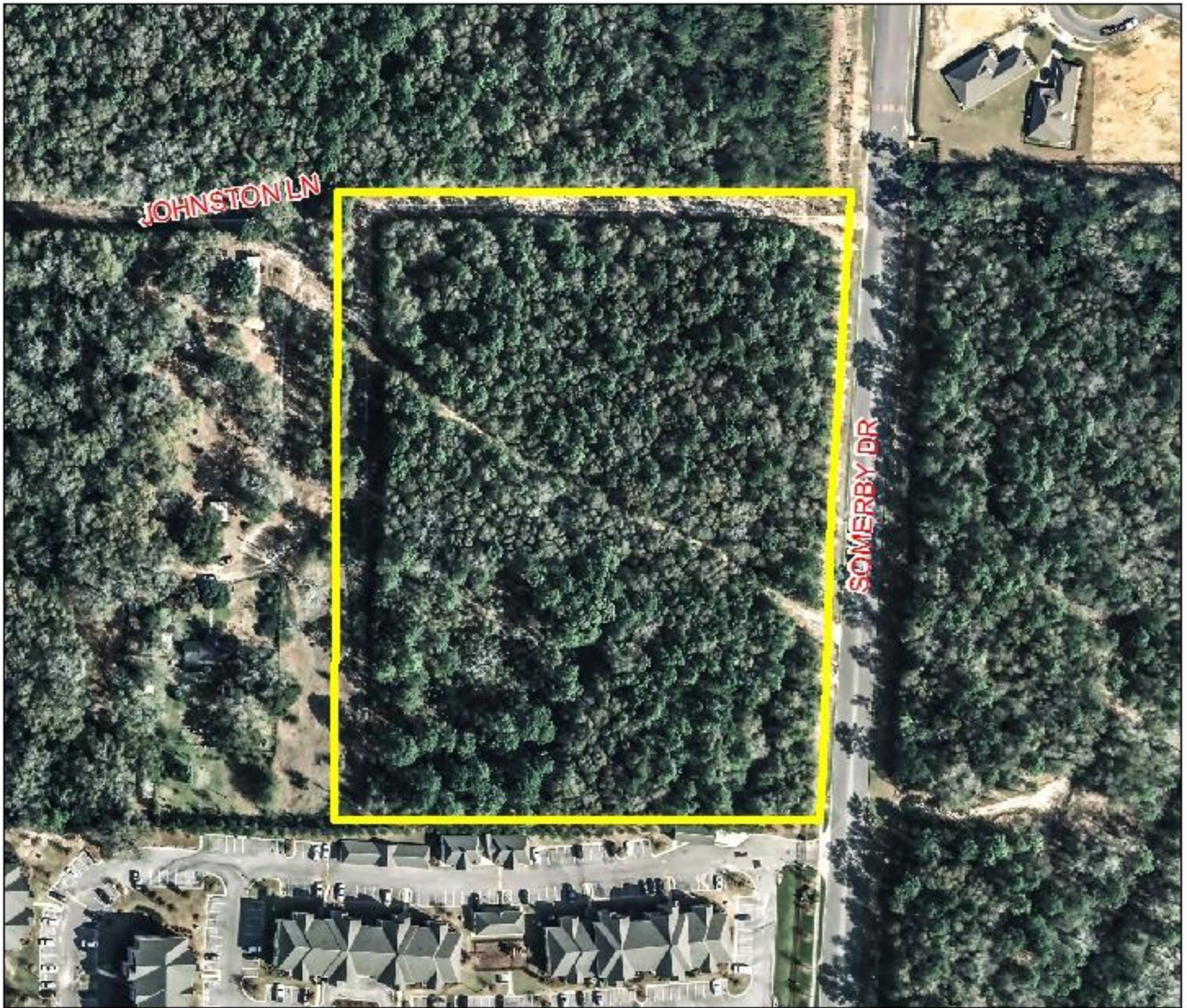
APPLICANT MHL, Inc.

REQUEST Planned Unit Development

 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

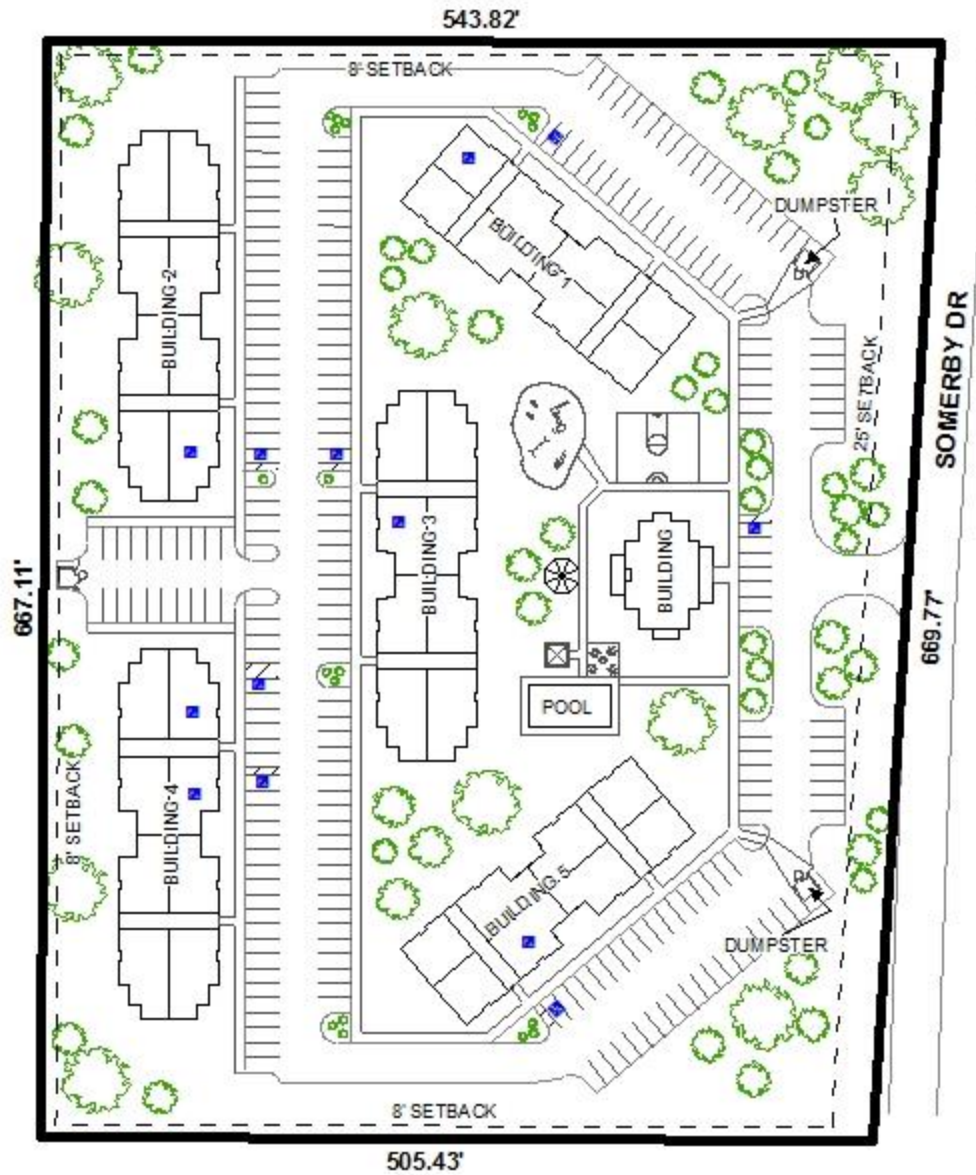
APPLICATION NUMBER 16 DATE June 4, 2015

APPLICANT MHL, Inc.

REQUEST Planned Unit Development



SITE PLAN



The site plan illustrates the existing buildings, setbacks, trees, and parking.

APPLICATION NUMBER 16 DATE June 4, 2015

APPLICANT MHL, Inc.

REQUEST Planned Unit Development

