

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 20, 2006****DEVELOPMENT NAME**

The Gates of Springhill

SUBDIVISION NAMEThe Gates of Springhill Subdivision (Revised),
Resubdivision of Lot 26**LOCATION**4272 Old Shell Road
(North side of Gates Drive [private street], 265'± West of
its East terminus)**CITY COUNCIL****DISTRICT**

District 5

PRESENT ZONING

R-3, Multiple-Family Residence District

AREA OF PROPERTY

1 Lot / 0.1± Acre

CONTEMPLATED USE

coverage from 45% to 52%.

Detached single-family residential home with increased site

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

If the total increase in impervious area is greater than 4,000 sq. ft., a Land Disturbance permit and stormwater detention will be required. If detention is already provided, an engineer will be required to certify the system is as designed and functional.

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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, sizes, 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).

FIRE DEPARTMENT**COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow increased site coverage, and Subdivision approval to amend a previously approved Subdivision to allow reduced setbacks and increased site coverage.

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.

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 requesting to increase the maximum allowable site coverage; the Ordinance allows 45% site coverage in an R-3, Multiple-Family Residence District. The approved PUD and Subdivision limited each lot to a maximum site coverage of 2,750 square feet, which is approximately 45% for lot 26. The applicant is requesting 51.8% site coverage, or 3,200 square feet. In single-family residential PUDs, additional site coverage is frequently requested. However, a typical condition is the submission of verification by an Engineer that the existing stormwater system, including designed and constructed detention, can accommodate the increased site coverage. Furthermore, it may be considered appropriate to place a note on the final plat and site plan stating that no increase of site coverage beyond 52% is permitted on this lot, if the application is approved.

The applicant is not requesting any changes to the existing setbacks, thus the front setback shall remain 15 feet, the West side setback 8 feet, the rear setback 8 feet, and the East side setback 0 feet.

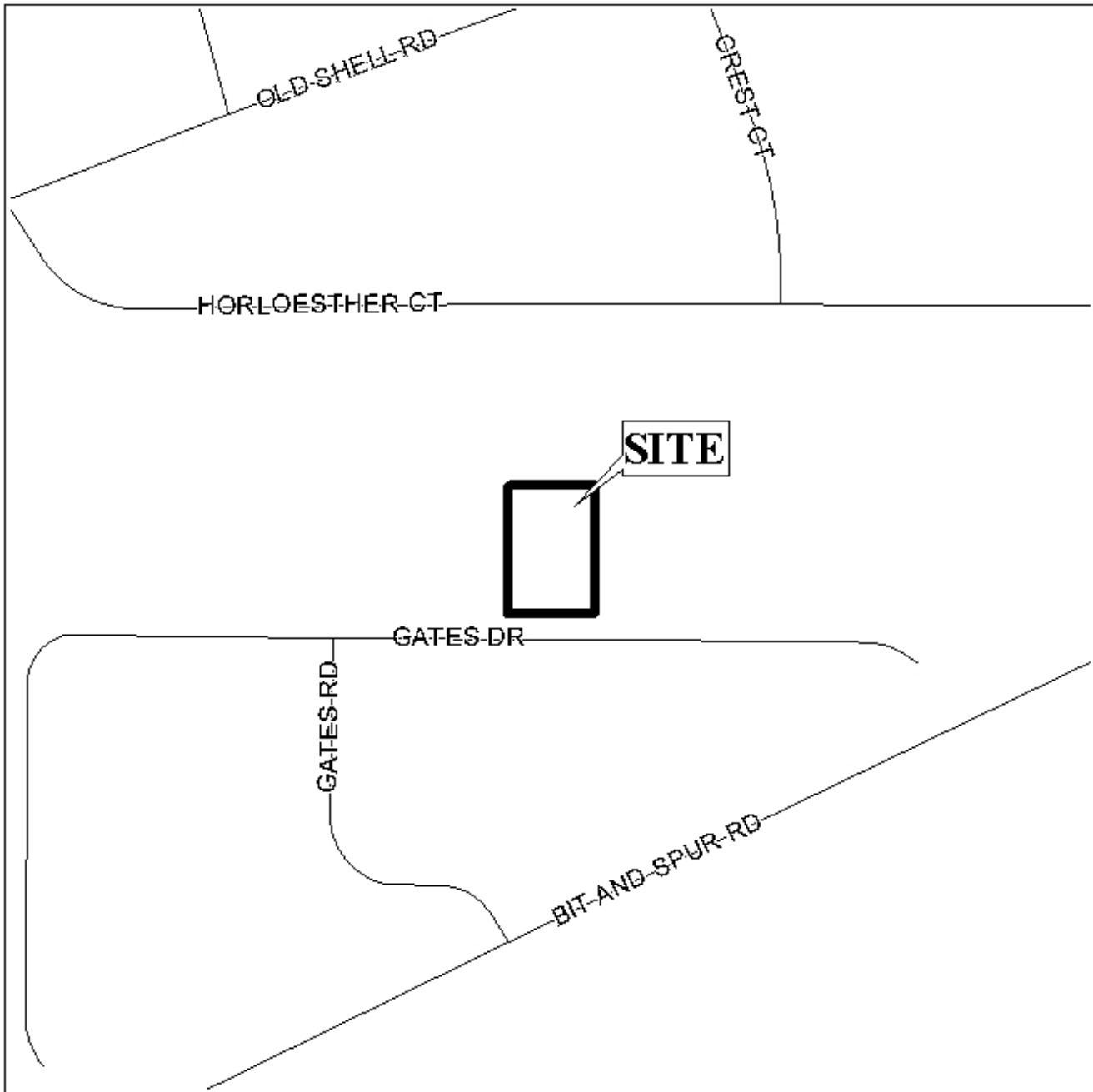
RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, if any for the development, including designed and constructed

detention, can accommodate the increased site coverage; 2) placement of a note on the final plat and revised PUD site plan stating the approved maximum site coverage for the site in percentage and square feet, and the required setbacks; 3) placement of a note on the final plat and revised PUD site plan stating that the site shall not be allowed further increase in site coverage; 4) completion of the Subdivision process; 5) provision of a revised PUD site plan to Urban Development, Planning Section prior to the signing of the final plat; and 6) full compliance with all other municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) that the Engineer provide verification that the existing stormwater system, if any for the development, including designed and constructed detention, can accommodate the increased site coverage; 2) placement of a note on the final plat and revised PUD site plan stating the approved maximum site coverage for the site in percentage and square feet, and the required setbacks; 3) placement of a note on the final plat and revised PUD site plan stating that the site shall not be allowed further increase in site coverage; 4) provision of a revised PUD site plan to Urban Development, Planning Section prior to the signing of the final plat; and 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 17 & 18 DATE July 20, 2006

APPLICANT The Gates of Springhill Subdivision (Revised), Resubdivision of Lot 26

REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A retail store is located to the north of the site

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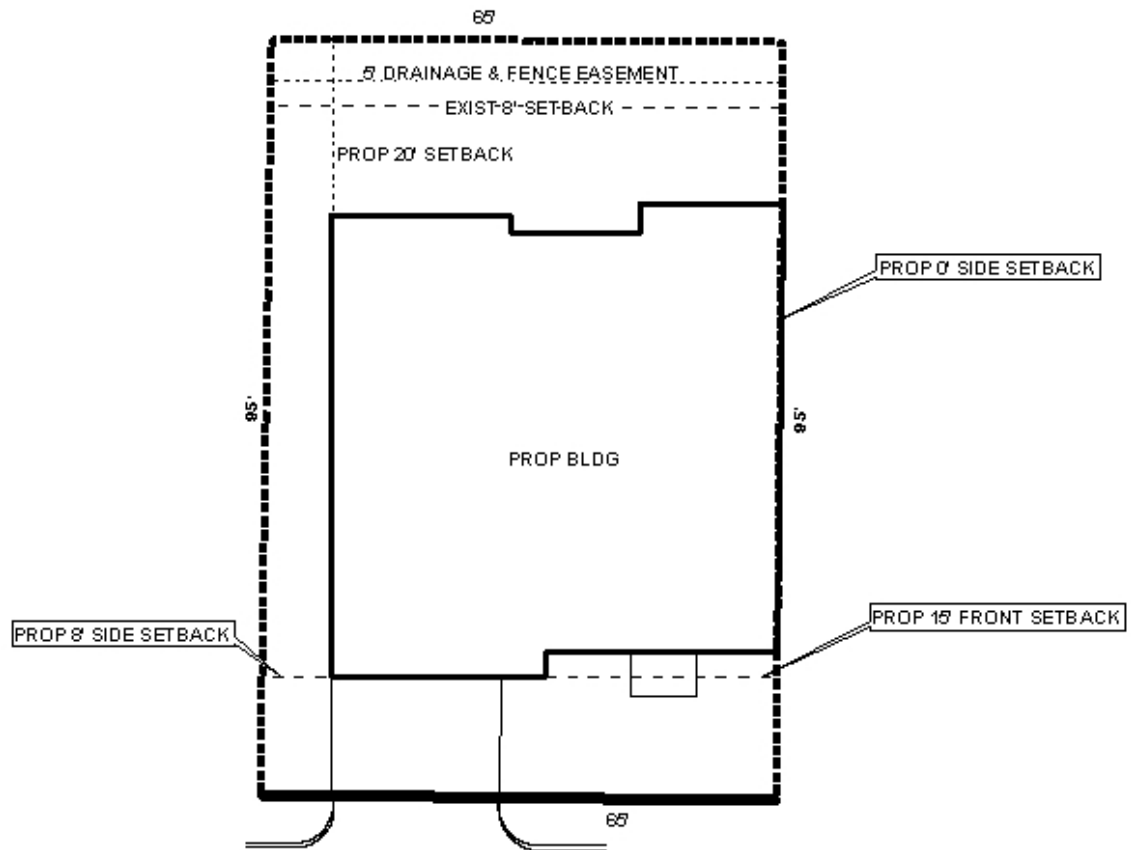
LEGEND

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
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SITE PLAN



The site plan illustrates the proposed building and setbacks

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