

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

Don Williams

NAMELot 59 Pinehurst Villa Subdivision
(North terminus of Dickerson Avenue, 730'± North of
Chandler Street)**CITY COUNCIL****DISTRICT**

District 6

PRESENT ZONING

R-3, Multiple-Family District

AREA OF PROPERTY

0.7 ± Acre

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site and reduced side yard
setbacks.**TIME SCHEDULE
FOR DEVELOPMENT**

One Year

ENGINEERING**COMMENTS**ADD THE FOLLOWING NOTES TO THE PUD SITE
PLAN:

1. Any work performed in the existing ROW (right-of-way) or Public Drainage Ditch 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.

The proposed development must comply with all Engineering Department design requirements and Policy Letters.

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).

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site, and reduced side yard setbacks. Planned Unit Development approval is required 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 any changes to the site plan must be approved by the Planning Commission.

The subject site is part of the Pinehurst Villas Subdivision. The property is located within an R-3, Multiple Family District and the site is bounded by R-3 to the East, South, and West, and R-1 (Single Family Residential) to the North.

According to the 1981 Final Plat, the subject site was originally allocated for an 11 unit condominium complex, in addition to each of the four lots located directly to the east and the west of the site; however, the lot has remained undeveloped throughout the years. The current owner desires to construct four residential duplex structures consisting of a total of eight units on this site. The proposed development appears to be compatible with the surrounding residential housing developments of both Dickenson and McCay Avenues.

In addition to constructing four new duplex units, the applicant is requesting to reduce the side yard setback along the unopened adjacent right-of-way to the north of the site. Due to the flexible nature of PUDs, a reduction of the side yard setback from 25' to 16' appears to be sufficient because Dobbs Street is unlikely to be extended beyond Schaub Avenue. It should be noted that a proposed 10' side yard setback on the southern end of the site, will aid in mitigating any adverse impacts to neighboring R-3 properties; however, the site plan does not depict a buffer, such as a wall, fence, or planting strip, located between this portion of the site and abutting R-3 housing.

The applicant states that the proposed PUD will abide by the requirements as cited in the Zoning Ordinance for trees and landscaping, as well as the Engineering requirements for on-site storm water detention; however, there are revisions that must be addressed on the site plan in order to bring the property into full site compliance. The site plan should be revised to illustrate compliant landscaping as required by Section 64-4.E of the Zoning Ordinance. This will be inclusive of landscaping percentage requirements, and frontage and perimeter tree planting requirements.

The 25' minimum building set back line is not depicted on the site plan, and should be illustrated on the revised site plan, if approved. Also, the site plan should be revised to provide the lot size in square feet and acres.

The site plan depicts a compliant number of parking spaces required for the site; however, no curbing or bumper stops are indicated for the parking area. The site plan should be revised to indicate curbing or bumper stops within each parking space. In addition to providing the required wheel stops and/or curbing for the parking spaces, the parking area must also provide lighting in compliance with Section 64-6.A.3 of the Zoning Ordinance.

The size and location of the mechanical equipment proposed for each residential unit must be depicted on the site plan and should ensure that it is compliant with Section 64-4.D.11 of the Zoning Ordinance.

The applicant states that garbage collection will be provided by city services; however, The City of Mobile Public Works Department does not service curb-side pick-up for multifamily apartments. The site plan should be revised to illustrate a dumpster compliant with Section 64-4.D.9 of the Zoning Ordinance, or a note should be placed on the site plan stating that no

dumpster will be utilized and garbage collection will be provided by private can collection services.

Furthermore, it appears that a sidewalk is depicted along the entrance to the property on Dickenson Avenue; however, it is unclear. If approved, the side walk will need to be labeled, or if the applicant chooses to forgo this requirement a request for a Sidewalk Waiver must be made. It should be noted that there do not appear to be any sidewalks along Dickerson Avenue.

As a means of access management, a note should be required on the revised site plan, if approved, stating that the PUD is limited to the one curb cut to Dickenson Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Overall, the PUD does not appear to impede on the integrity or character of the surrounding neighborhood; however, if the development is approved, the proposed project must be in compliance with all municipal codes and ordinances. The applicant must also provide Planning with a revised PUD site plan prior to the issuance of any permits or beginning any site improvements or building activities.

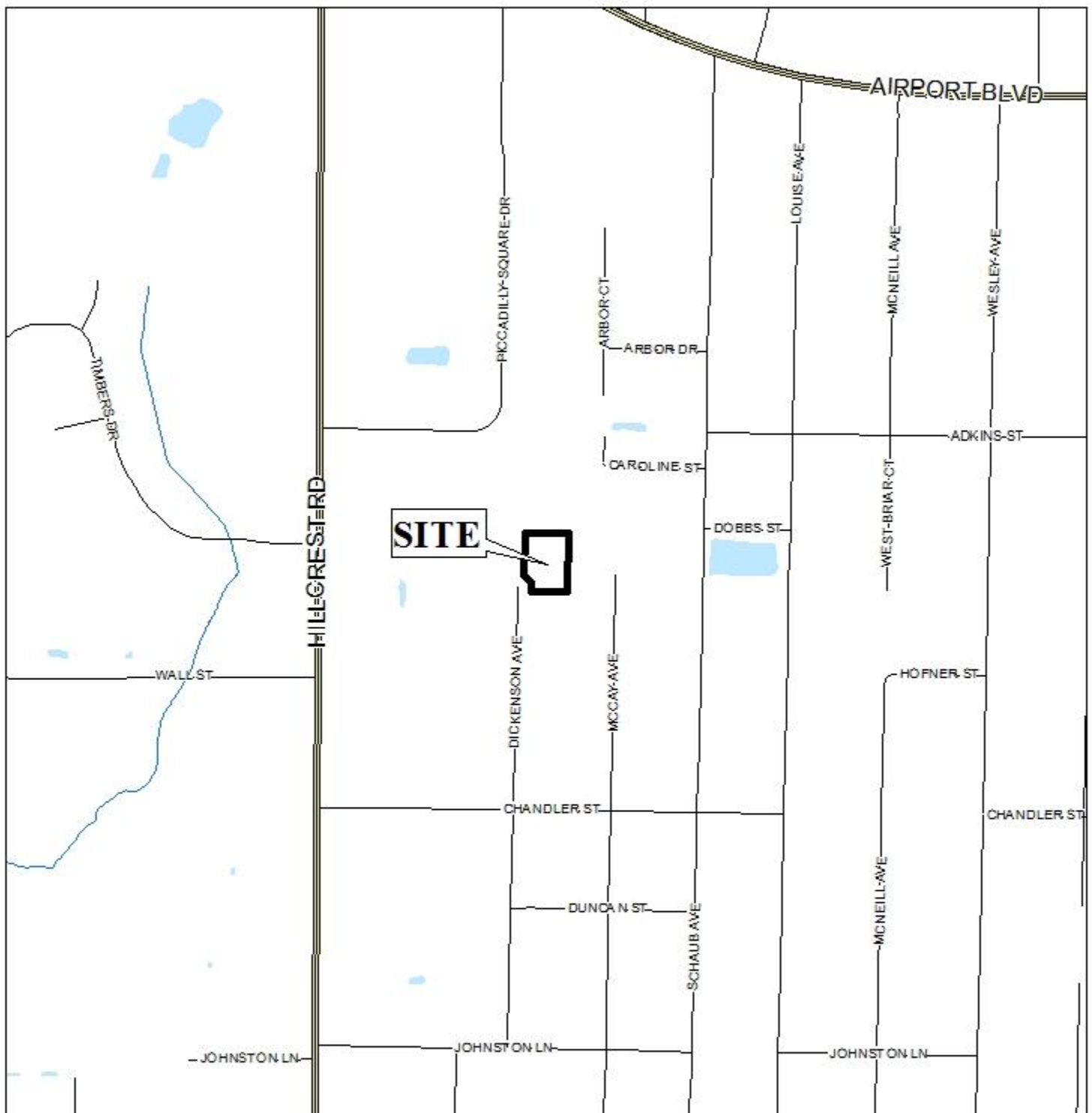
RECOMMENDATION

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

- 1) Revision of the site plan to illustrate compliant landscaping as required by Section 64-4.E of the Zoning Ordinance;
- 2) Revision of the site plan to depict the 25' minimum building set back line;
- 3) Revision of the site plan to indicate curbing or bumper stops within the parking area;
- 4) Placement of a note on the site plan stating that lighting in the parking area shall be provided in compliance with Section 64-6.A.3 of the Zoning Ordinance;
- 5) Revision of the site plan to illustrate the size and location of proposed mechanical units;
- 6) Revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plan stating that no dumpster will be utilized and garbage collection will be provided by private can collection services;
- 7) Revision of the site plan to label and/or depict a sidewalk or apply for a sidewalk waiver;
- 8) Placement of a note stating that the PUD is limited to the one curb cut to Dickenson Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) Compliance with Engineering comments (*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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) Compliance with 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.);*
- 11) Compliance with the 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).);*
- 12) Compliance with the 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).);*
- 13) Full compliance with all municipal codes and ordinances; and
- 14) Provision of a revised PUD site plan to the Planning Division prior to the issuance of any permits or beginning any site improvements or building activities.

LOCATOR MAP



APPLICATION NUMBER 17 DATE June 4, 2015

APPLICANT Don Williams

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use points. A recreational center lies northwest of the site.

APPLICATION NUMBER 17 DATE June 4, 2015

APPLICANT Don Williams

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 land use points. A recreational center lies northwest of the site.

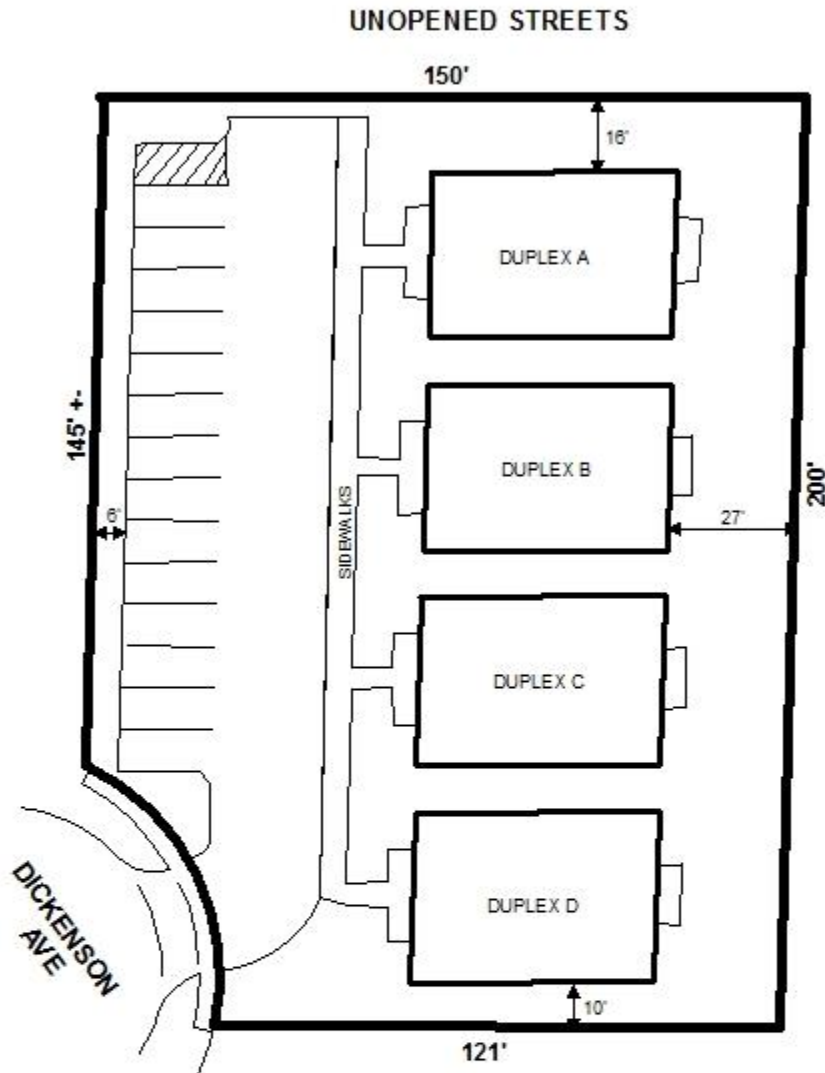
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SITE PLAN



The site plan illustrates the proposed buildings, parking, and setbacks.

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