

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 19, 2008****SUBDIVISION NAME** University Grande Subdivision**DEVELOPMENT NAME** University Grande Subdivision**LOCATION** Southwest corner of Old Shell Road and West Drive**CITY COUNCIL  
DISTRICT** District 5**AREA OF PROPERTY** 1-Lot/ 6.3± Acre

**CONTEMPLATED USE** Planned Unit Development Approval to allow two apartment buildings (156 units), a (5,273 square foot) clubhouse, a (676 square feet) storage building, and a (241 square feet) pool storage building on a single building site and Subdivision approval to create one legal lot of record from two metes and bounds parcels.

**TIME SCHEDULE  
FOR DEVELOPMENT** Immediate

**ENGINEERING  
COMMENTS** Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS** Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A traffic impact study is required for this development. Striping for the intersection must be to MUTCD standards. Any changes to the intersection, including signal work, must be to City of Mobile standards, be approved by Traffic Engineering and Engineering Departments, and will be the responsibility of the developer.

**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** Shall comply with 508.5.1, 508.5.5, 903.2.7, Appendix D103 and Table C105.1 of the 2003 IFC.

**REMARKS**

The applicant is seeking Planned Unit Development Approval to allow two apartment buildings (156 units), a (5,273 square foot) clubhouse, a (676 square foot) storage building, and a (241 square foot) pool storage building on a single building site and Subdivision approval to create one legal lot of record from two metes and bounds parcels.

The proposed 6.3± acre, 1-lot subdivision fronts Old Shell Road, which has right-of-way illustrated as right-of-way varies, and West Drive, 50-feet of right-of-way. West Drive meets the required minor street right-of-way as required by the Major Street Component of the Comprehensive Plan. As Old Shell Road was improved several years ago it would seem that it meets the major street standards of the Major Street Component of the Comprehensive Plan as well. The standards of the Major Street Component must be reflected on the Final Plat and site plan. Also, all right-of-way for improvements was acquired for the North side of Old Shell Road.

Due to the location and size of the development, access management is a concern. Therefore, the proposed development is required to submit a Traffic Impact Study to allow Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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.

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 proposing a 156 unit apartment complex with two, four-story apartment buildings, an outdoor pool with a clubhouse building, a maintenance storage building and a pool storage building on approximately 6.3 acres. A total of 329 surface parking spaces are provided, which slightly exceeds the 312 spaces that are required by the Zoning Ordinance.

Access to the proposed apartment development will be via a driveway from Old Shell Road. The proposed driveway to Old Shell Road would provide access from the development; however, the design of the curb cut should be in-line with Stadium Drive (private drive) to allow the possible signalization of this potential intersection.

Access management is a concern due to the location of the proposed access point, the presence of a major street, the traffic volumes along the major street, the presence of an entrance/exit to University of South Alabama (Stadium Drive) across the street from the site, and the close

proximity to the Stanky Field, and Hillcrest Road. The proximity of Stadium Drive to the proposed location of the entrance/exit into the apartment complex, generally, raises concerns of conflicts relating to turning movements. Furthermore, the volume of traffic generated by the apartment complex and Stanky Field may require redesign/relocation; however, the Traffic Impact Study will determine if redesign or relocation would be necessary.

As the applicant is proposing a “multi-family” PUD residential development, and consequently, PUD landscape area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the proposed R-3 zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

### **RECOMMENDATION**

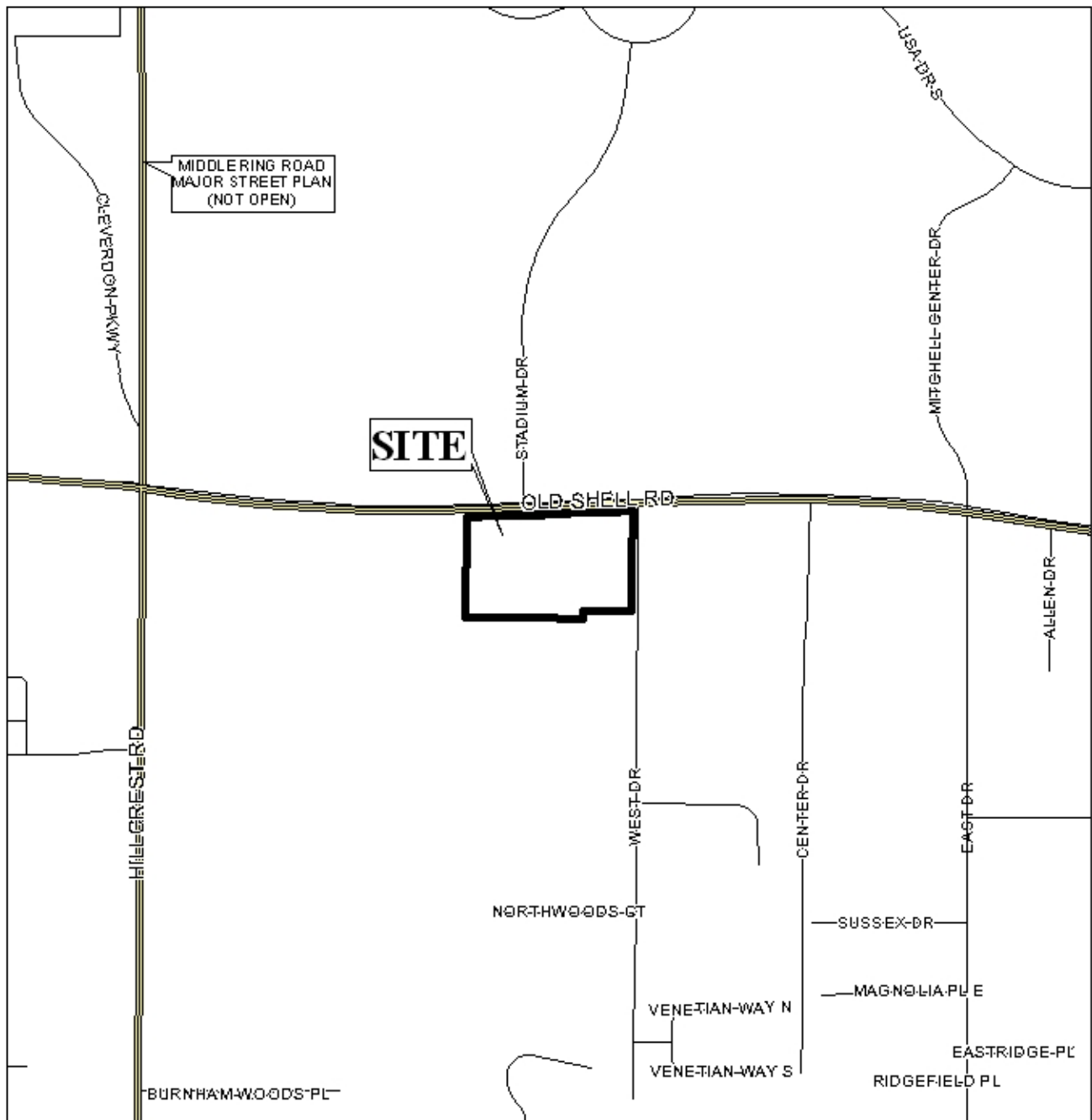
**Subdivision:** Based on the preceding the Subdivision request is recommended for recommended Holdover until the July 24<sup>th</sup> meeting, with revisions and additional information due by July 10<sup>th</sup>, so that the following items can be addressed:

- 1) The submission and approval of a Traffic Impact Study (TIS) by Traffic Engineering and Urban Development Departments.

**Planned Unit Development:** Based on the preceding the PUD request is recommended for Holdover until the July 24<sup>th</sup> meeting, with revisions and additional information due by July 10<sup>th</sup>, so that the following items can be addressed:

- 1) provision of a Traffic Impact Study (TIS), per the request of Traffic Engineering and Urban Development.

# LOCATOR MAP



APPLICATION NUMBER 18 & 19 DATE June 19, 2008  
APPLICANT University Grande Subdivision  
REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This is located on business land use and is surrounded by residential land use. Business land use is also located directly to the east.

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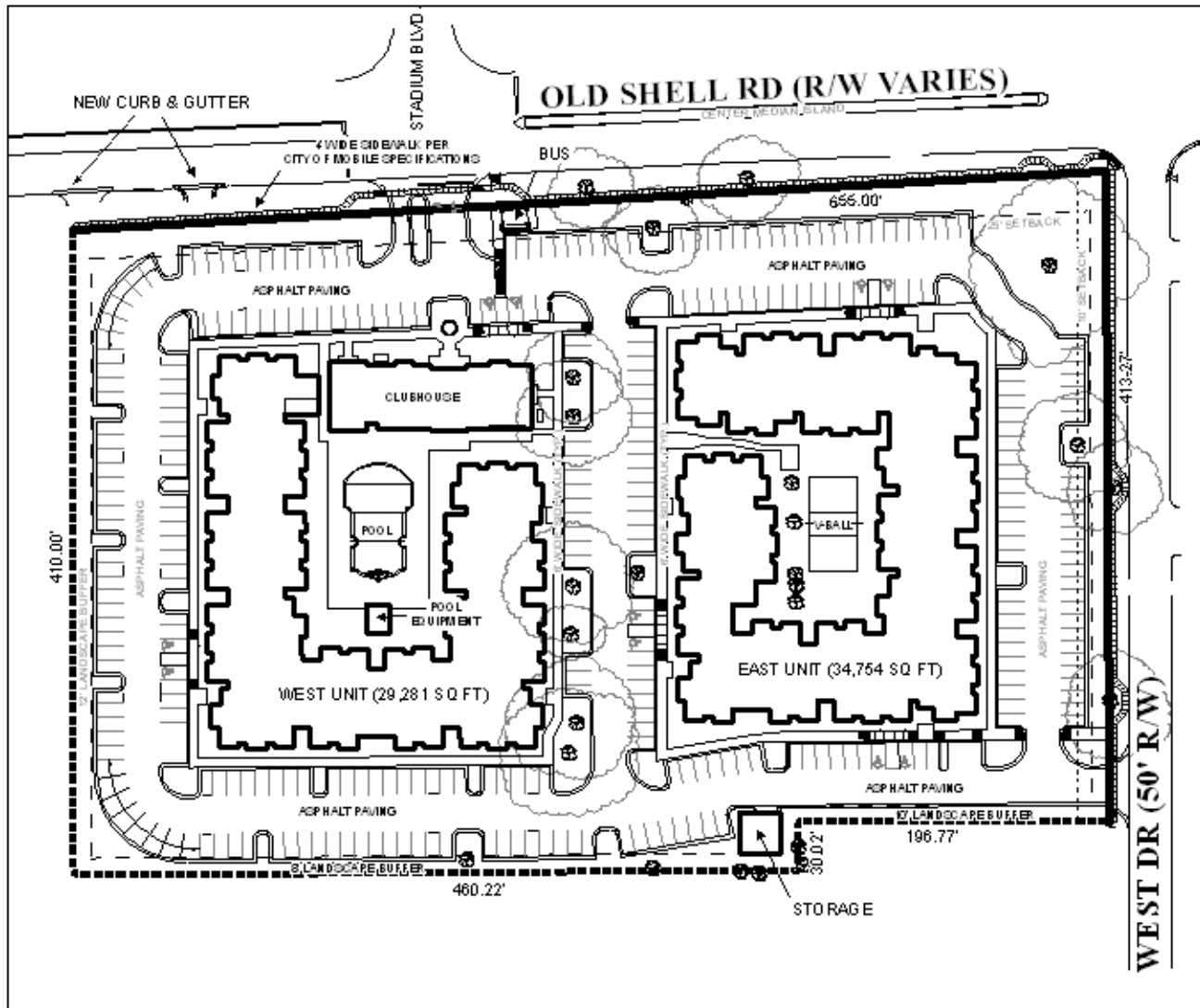
REQUEST Subdivision, Planned Unit Development

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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# SITE PLAN



This site plan illustrates two proposed four story apartment buildings with outdoor pool, pool house, volleyball court, and associated parking.

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 NTS