

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: March 5, 2015**

NAME D.R. Horton, Inc. (Tom Poulos, Land Acquisition Manager)

SUBDIVISION NAME Longleaf Gates Subdivision, Phase One (Revised Plat) Resubdivision of Lots 26 & 27

LOCATION 6201 & 6205 Foxtail Drive
(South side of Foxtail Drive, 175'± East of Lloyds Lane).

**CITY COUNCIL
DISTRICT** District 7

AREA OF PROPERTY 2 Lots / 0.3± Acres

CONTEMPLATED USE Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision, with reduced lot sizes, reduced front and side yard setbacks, and increased site coverage; and a Subdivision to relocate the existing interior lot line between two legal lots of record.

TIME SCHEDULE Under construction currently

ENGINEERING**COMMENTS**

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- B. 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.
- C. Add a signature block for the Traffic Engineer.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Planned Unit Development: 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. 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. 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.
5. 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.

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS COMMENTS:

No Comments

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks for Lot 26, and a Subdivision to relocate the existing interior lot line between two legal lots of record.

The site received Subdivision and Planned Unit Development approvals at the Planning Commission's April 16, 2009 meeting to allow a private street, gated subdivision, with reduced

lot sizes, reduced front and side yard setbacks, and increased site coverage. The applicant wishes to relocate an interior lot line between two legal lots of record to accommodate an error made during construction of a dwelling on Lot 26. The submitted site plan illustrates the AC unit for Lot 26 located over the current property line, which will require either the property line or the AC unit to be relocated.

When the dwelling was initially permitted, the AC unit was illustrated on the East side of the dwelling; however, it was actually constructed on the West side, which resulted in the encroachment into the adjacent lot.

The applicant wishes to retain the previously approved front yard setback of 15' and side yard setbacks of 3' and 7'. The previous approvals allowed substandard lot sizes, and the proposed subdivision will result in Lot 26, a substandard lot, to be increased slightly, but will remain substandard in size.

The proposed subdivision fronts Foxtail Drive, a minor street with curb and gutter. The preliminary plat illustrate an existing right-of-way of 50', therefore no dedications will be required. As a means of access management, a note should be placed on the site plan and Final Plat stating that each lot is limited to one curb cut each to Foxtail Drive.

There is a 15' drainage and utility easement on the South property lines, as well as a 5' Alabama Power & AT&T easement along the North property lines. A note should be placed on the site plan, as well as the Final Plat if approved, that no structures will be erected in the easements.

It is very important to note that the Planned Unit Development review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review.

RECOMMENDATION

Planned Unit Development: The PUD request is recommended for Approval, subject to the following conditions:

- 1) retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;
- 2) retention of the lots sizes in square feet and acres;
- 3) placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;
- 4) placement of a note stating that no structures shall be erected in any easements;
- 5) 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. 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

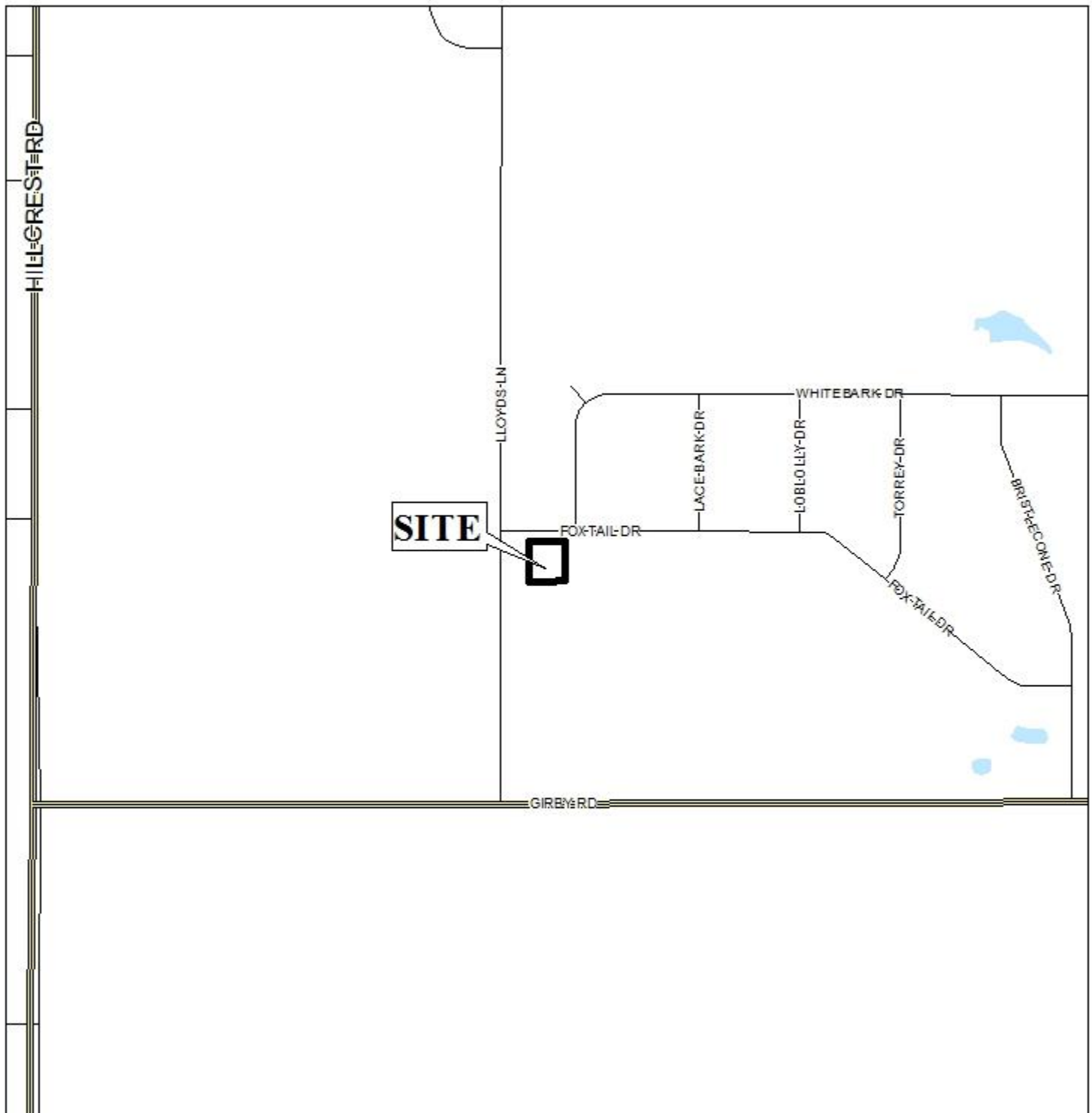
- 6) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) *compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) *compliance with 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3..);*
- 9) *provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.*

Subdivision: The Subdivision request is recommended for Approval subject to the following conditions:

- 1) *retention of the 15' front yard minimum building setback, and 3'/7' side yard setbacks as on the preliminary plat;*
- 2) *retention of the lots sizes in square feet and acres;*
- 3) *placement of a note stating that the lots are limited to one curb cut each to Foxtail Drive;*
- 4) *placement of a note stating that no structures shall be erected in any easements;*
- 5) *compliance with Engineering comments (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*
A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. B. 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. C. Add a signature block for the Traffic Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

- 7) compliance 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).*);
- 8) compliance with 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3..*).
- 9) provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 18 DATE March 5, 2015

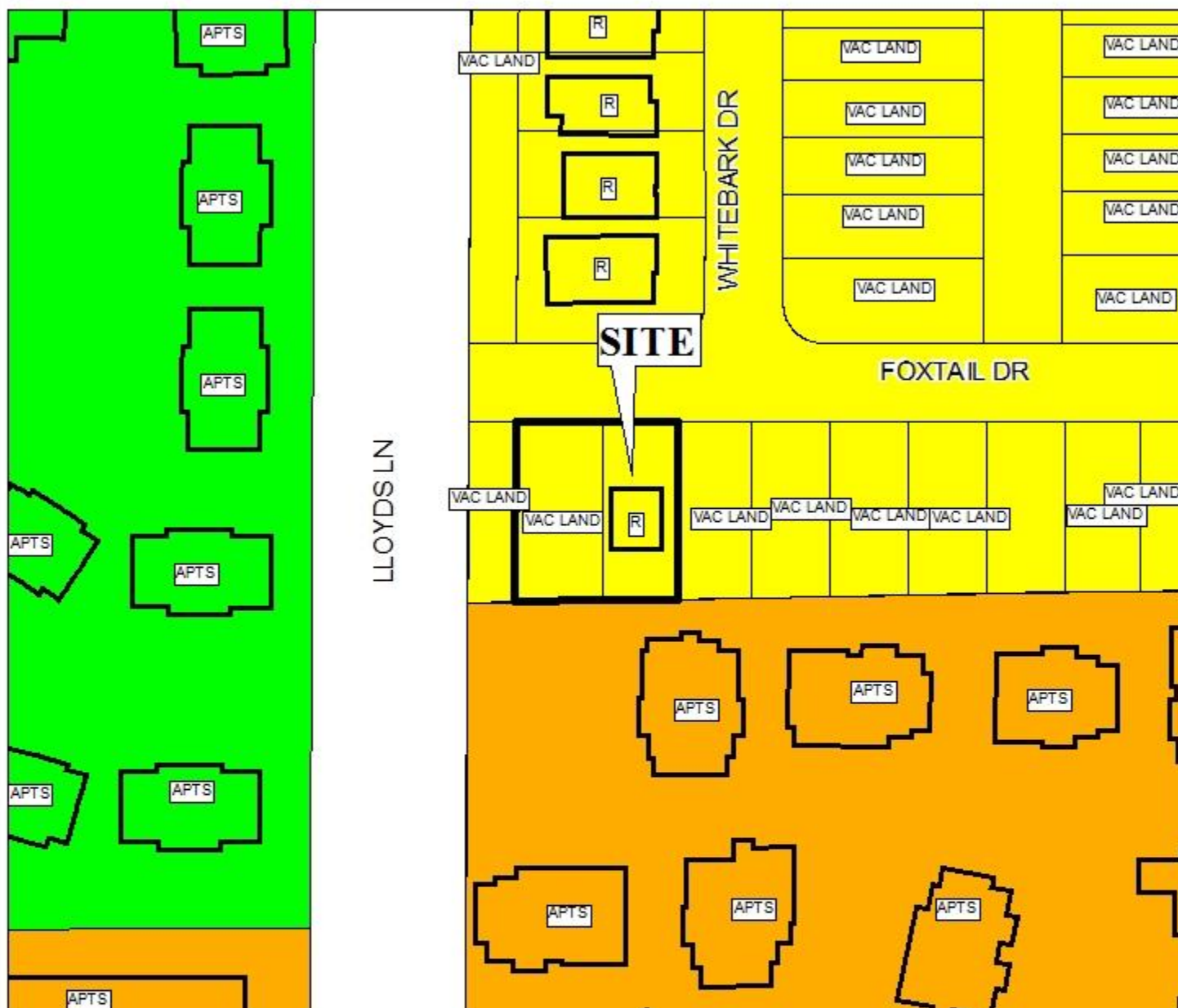
APPLICANT Longleaf Gates Subdivision, Phase One, Resubdivision of Lots 26 & 27

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION

VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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 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.

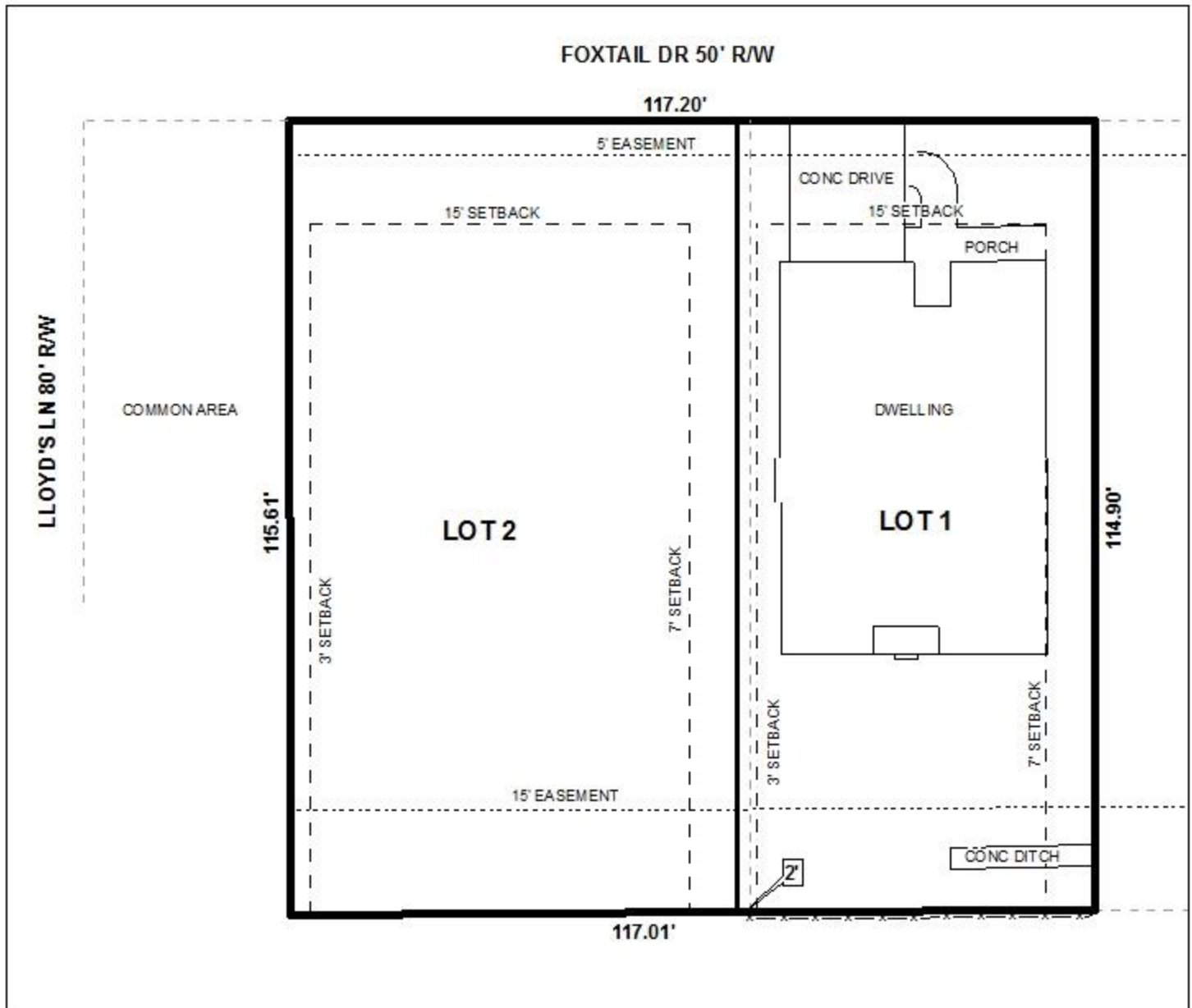
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SITE PLAN



The site plan illustrates the shifted lots, building, setbacks, and easements.

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