

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 5, 2012****SUBDIVISION NAME**

AHEPA Subdivision

DEVELOPMENT NAME

AHEPA Subdivision

LOCATION2550 Hillcrest Road
(West side of Hillcrest Road, 290'± South of Cottage Hill Road)**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

1-Lot/4.8± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site and Subdivision approval to create a legal lot of record from four legal lots and a vacated 50-foot right-of-way.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

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.

REMARKS

The applicant is seeking Subdivision approval to create a legal lot of record from several legal lots and a vacated right-of-way and Planned Unit Development approval, to allow multiple buildings on a single building site.

The site is currently a senior living facility, which provides senior living within three multi-story apartment buildings. The site provides many amenities, such as walking trails, gazebos and a country living environment.

The applicant plans the addition of laundry rooms constructed on the exterior of the existing buildings, an addition for a maintenance building and renovation to the front entrance. In addition, new sidewalk construction and dumpster relocations are also included in the site improvements.

All proposed improvements are to be completed within one phase and construction is estimated to take between eight months to one year.

The site fronts onto Hillcrest Road, a proposed major street according to the Major Street Plan Component of the Comprehensive Plan. The preliminary plat illustrates the current right-of-way along Hillcrest Road as variable. As a Major Street, Hillcrest Road is required to provide a right-of-way of 100 feet; therefore, dedication to provide 50-feet from the centerline of Hillcrest Road, would be required.

Access management is a concern due to the presence of a major street, the traffic volumes along the major street and, the numerous abutting streets. As no change in number of units or access drives are proposed, no additional requirement is required; however, the site be limited to the existing curb cut.

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.

Access to the proposed apartment development is via an existing driveway from Hillcrest Road: no additional access points are proposed to the site. The driveway provides entrance and exit by way of a 24-foot wide access way.

The existing development is a “multi-family” 96 apartment residential development, and consequently, PUD landscape area requirements would apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainage ways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required as well. Information on the site plan indicates that adequate area for compliance with the landscaping requirements of the Zoning Ordinance is noted on the site plan. Information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

The proposed site plan illustrates three existing buildings with the proposed additions and the relocation of the dumpster corral within the parking area, it should be noted that ALL dumpsters/compactors must meet the buffer requirements of the Zoning Ordinance and be screened with a minimum six-foot solid privacy fence. Also, since the site is adjacent (South and West) to residentially zoned properties, compliance with Section 64-4.D.1., would be required.

Lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance.

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: The request is recommended for tentative approval, subject to the following conditions:

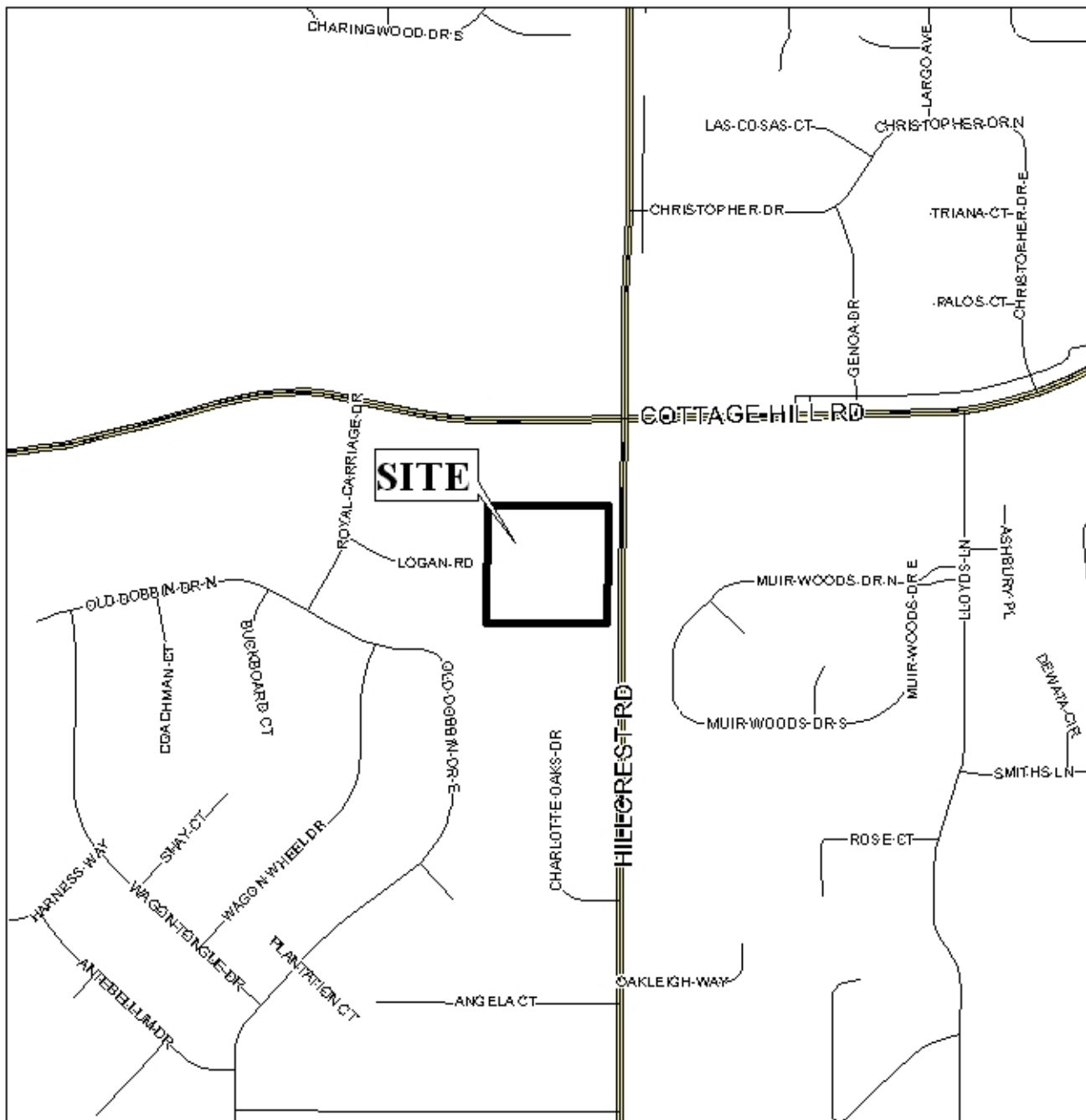
- 1) dedication to provide 50-foot right-of-way from the centerline of Hillcrest Road;
- 2) placement of a note on the Final Plat stating the development is limited to the existing curb-cut onto Hillcrest Road, and any improvements to the curb cut be approved by Traffic Engineering and comply with AASHTO standards;
- 3) compliance with Engineering comments, (*tbd*);
- 4) subject to the 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*);
- 5) revision of the Final Plat to label the lot with its size in square feet/acres, or placement of a table on the plat with the same information;
- 6) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat;

- 7) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and
- 8) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat.

Planned Unit Development: Based on the preceding Planned Unit Development (PUD) request is recommended for recommended for approval, subject to the following conditions:

- 1) dedication to provide 50-foot right-of-way from the centerline of Hillcrest Road;
- 3) placement of Urban Forestry comments as a note on the site plan, as depicted on the preliminary plat (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.);
- 4) lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;
- 5) compliance with the Buffer Requirements of Section 64-4.D.1.;
- 6) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval;
- 7) completion of the Subdivision process; and
- 8) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE July 5, 2012

APPLICANT AHEPA Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is located to the north and east of the site. Single family residences are located to the west, south, and east of the site.

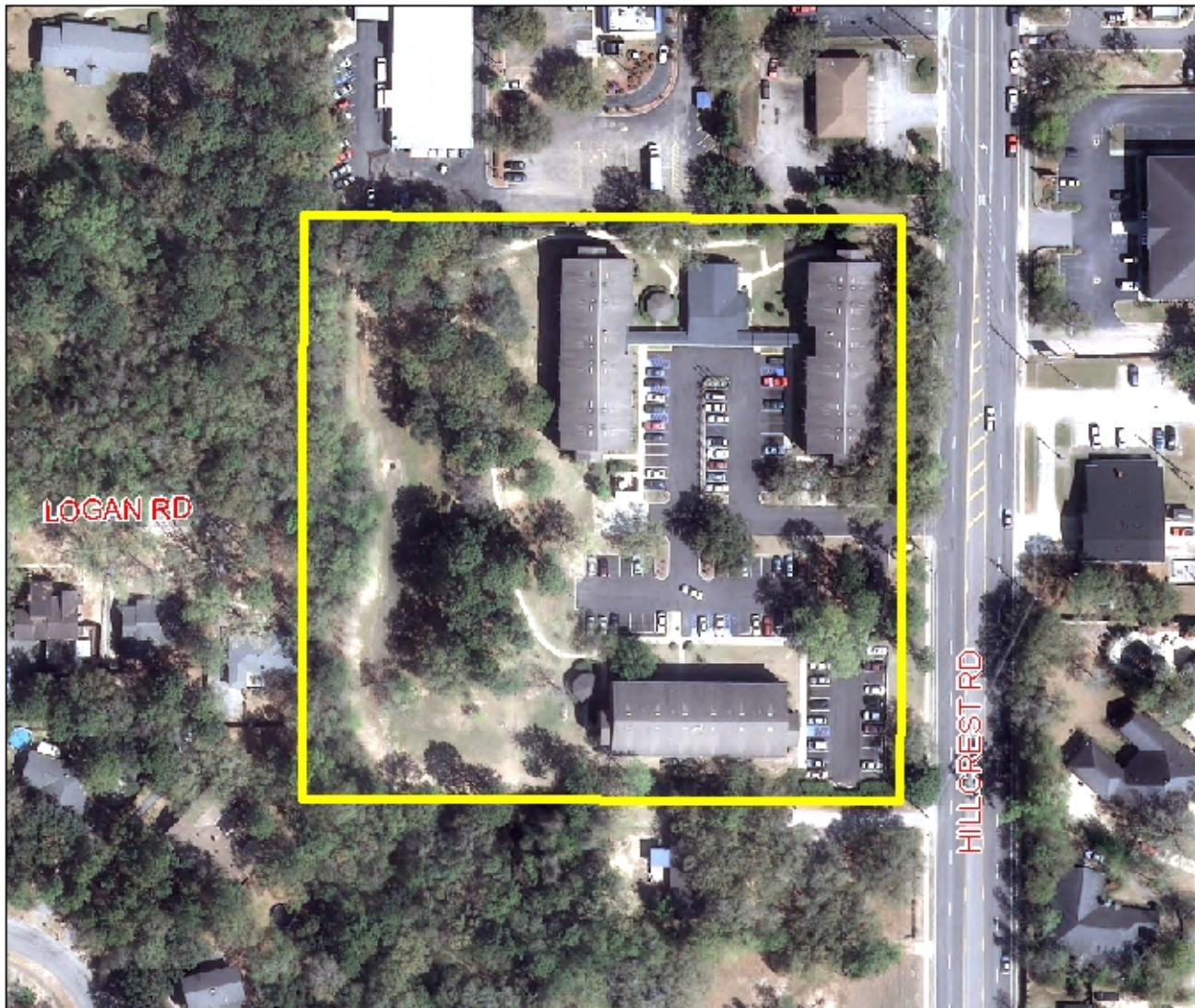
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LEGEND NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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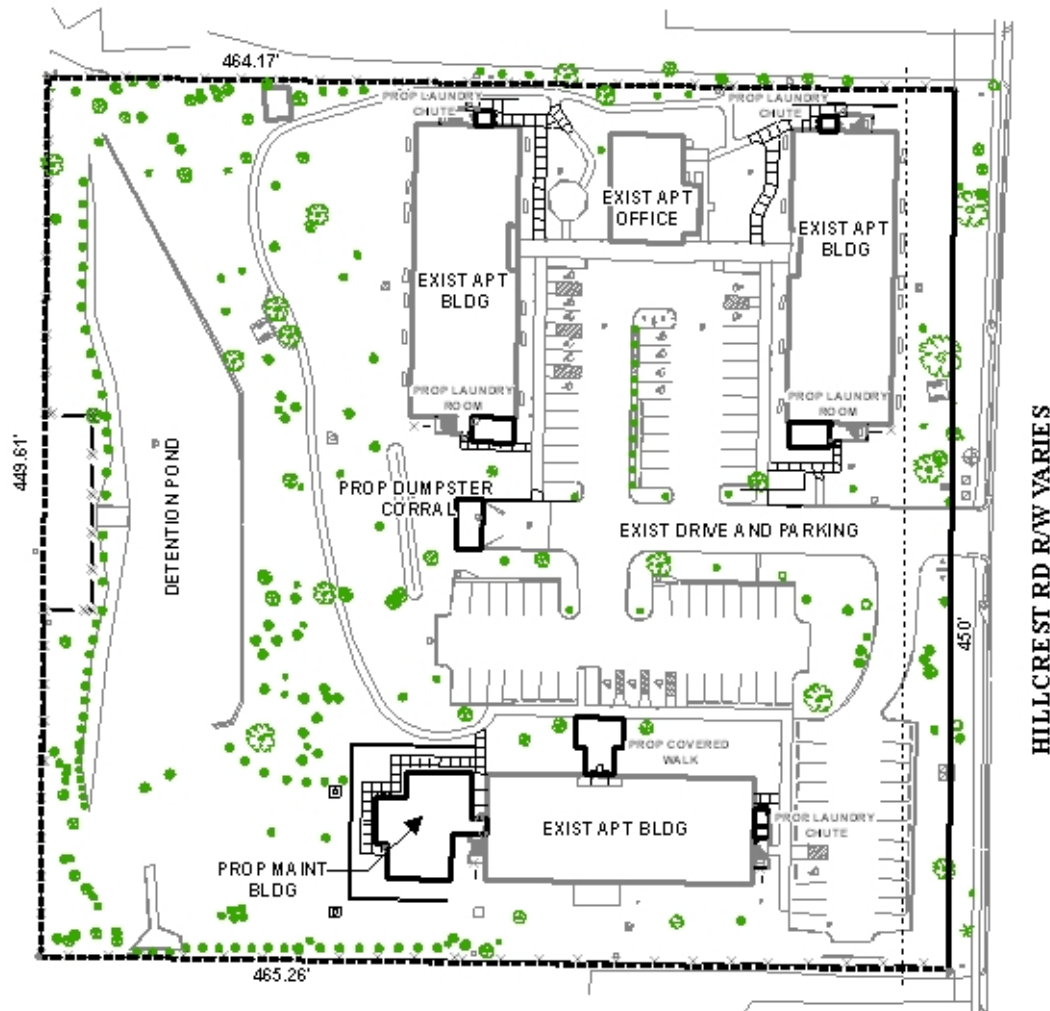
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SITE PLAN



The site plan illustrates the proposed maintenance building, proposed laundry rooms, laundry chutes, and dumpster corral.

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