

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: November 7, 2013****DEVELOPMENT NAME**

Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2

**SUBDIVISION NAME**

Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2

**LOCATION**1084 Grand Heron Court East  
(South terminus of Grand Heron Court East)**CITY COUNCIL  
DISTRICT**

District 4

**AREA OF PROPERTY**

1-Lot/0.3± Acres

**CONTEMPLATED USE**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and reduced setbacks.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately.

**ENGINEERING  
COMMENTS****Subdivision**

The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
- b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.
- c. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

**Planned Unit Development**

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 complete set of construction plans for any proposed site work – 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 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.

## **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.

## **MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional service until a Capacity application is approved by Volkert Engineering Inc.

## **REMARKS**

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and reduced setbacks. The site is located in Council District 4 and the applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to make revisions to setbacks for an existing legal lot. Increased site coverage and reduced setbacks are also proposed, and since the lot is within a previously approved Planned Unit Development, an amendment of the PUD is also required.

The site is zoned R-1, Single-Family Residential. This district allows up to 35% site coverage; however, the applicant is requesting an increase to 36% site coverage. Also, the previous PUD and Subdivision for the current Lot 2 was approved with a 30' rear yard setback. The applicant now requests reduction of the rear yard setback to 25'. These changes are being requested in order to allow the construction of a new residence.

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 / Subdivision plat will require approval 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.

There have been many amendments to the Heron Lakes Subdivision with regard to increased site coverage and modifications to the previously approved setbacks. Generally, those approvals required submission of documentation that the existing drainage system/detention was adequate to handle the increased site coverage requested. The site in question was created after a PUD and two lot Subdivision application were approved by the Planning Commission at its August 2, 2012 meeting.

Given the number of such requests and approvals, documentation should again be provided that the existing storm water system is adequate.

As to the request of reduced setbacks and increased site coverage, the requests are minor in this instance. No impacts to adjacent properties are anticipated by the request.

The lot fronts Grand Heron Court East, a minor street with a compliant 50' right-of-way; therefore, no dedication would be required. As a means of access management, Lot 2 should be limited to one curb cut with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

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 application is recommended for Tentative Approval, subject to the following conditions:

- 1) Submission of documentation that the existing storm water facilities are adequate to handle the additional lot, to be approved by City Engineering Department prior to the signing of the Final Plat;
- 2) Retention of the lot size information and all setbacks on the Final Plat;
- 3) Placement of a note on the Final Plat limiting Lot 2 to one curb cut with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);*

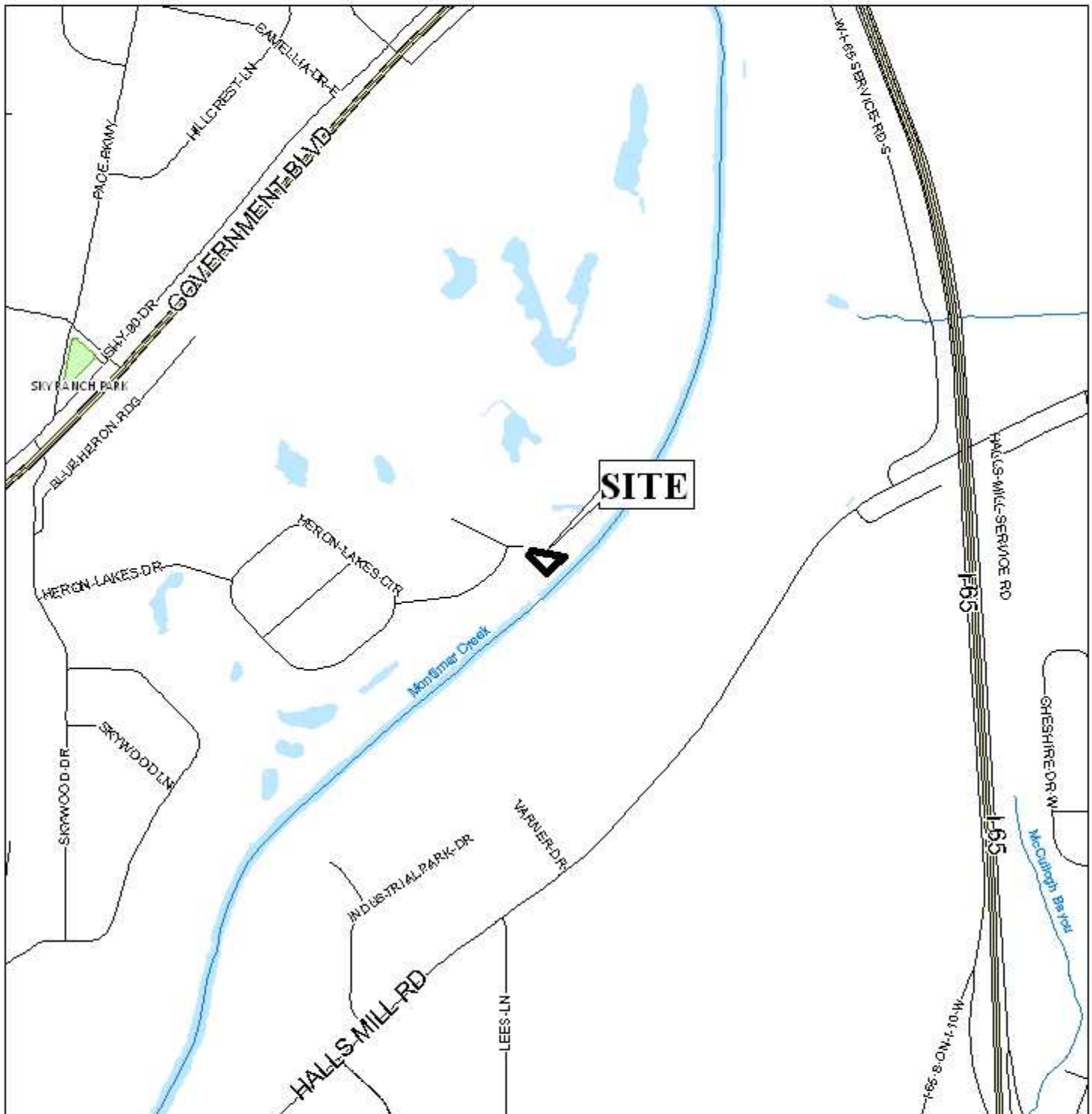
- 5) Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. c. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 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 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.);*
- 8) 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).);*
- 9) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction;
- 10) Submission of a revised PUD site plan prior to the signing of the Final Plat;

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

- 1) Submission of documentation that the existing storm water facilities are adequate to handle the additional lot, to be approved by City Engineering Department prior to signing of the Final Plat;
- 2) Labeling of the maximum site coverage (36%) allowed for Lot 2 on the PUD Site Plan;
- 3) Retention of the lot size information and all setbacks for Lot 2 on the revised PUD site plan;
- 4) Submission of two copies of the revised PUD site plan to the prior to the signing of the Final Plat;

- 5) Compliance with Engineering Comments: *(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 complete set of construction plans for any proposed site work – 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 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.);*
- 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 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.);*
- 8) 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).);*
- 9) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and
- 10) Full compliance with all other codes and ordinances.

# LOCATOR MAP



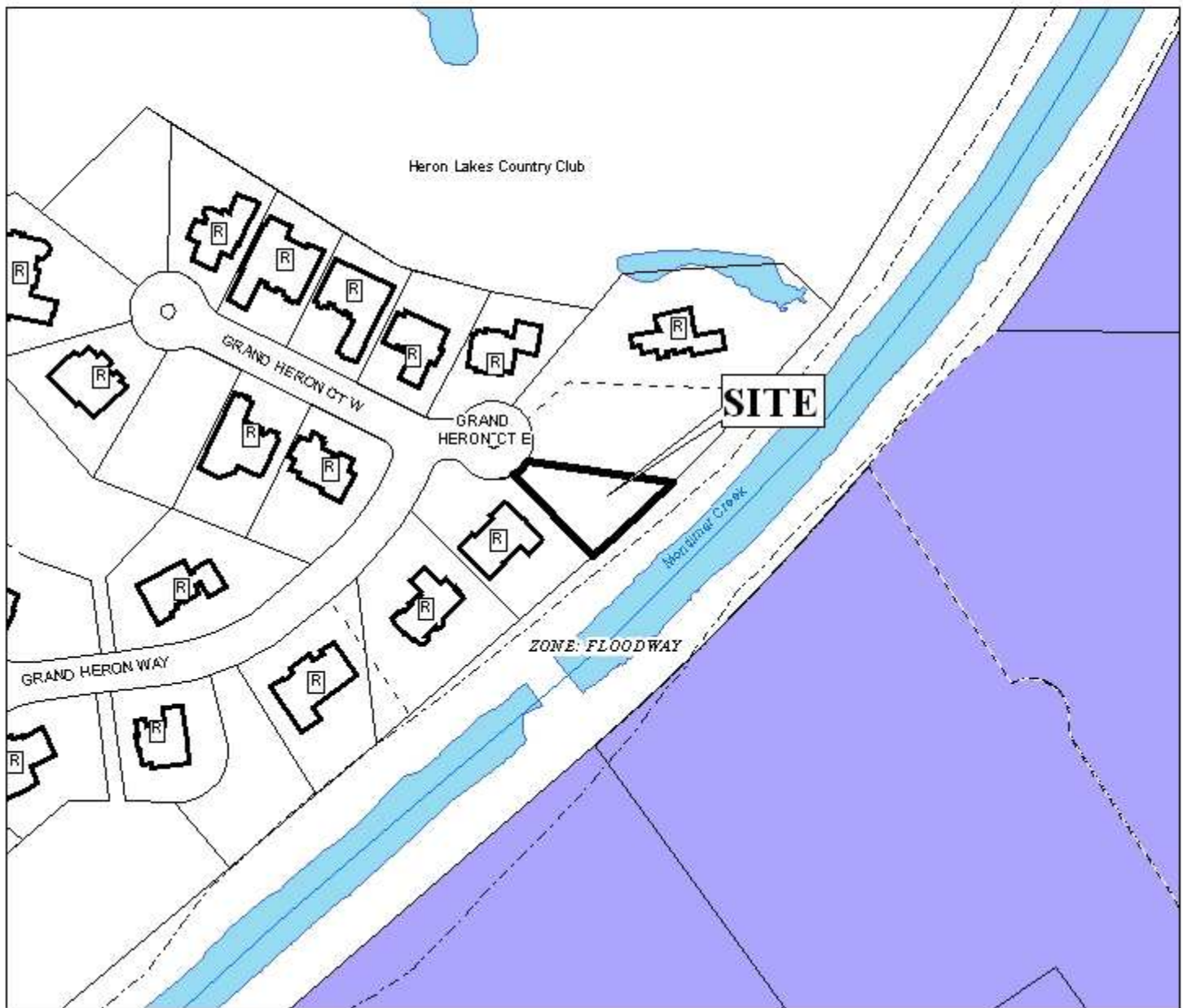
APPLICATION NUMBER 19 & 20 DATE November 7, 2013

APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2

REQUEST Subdivision, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residences are located to the north, west, and south of the site.

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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residences are located to the north, west, and south of the site.

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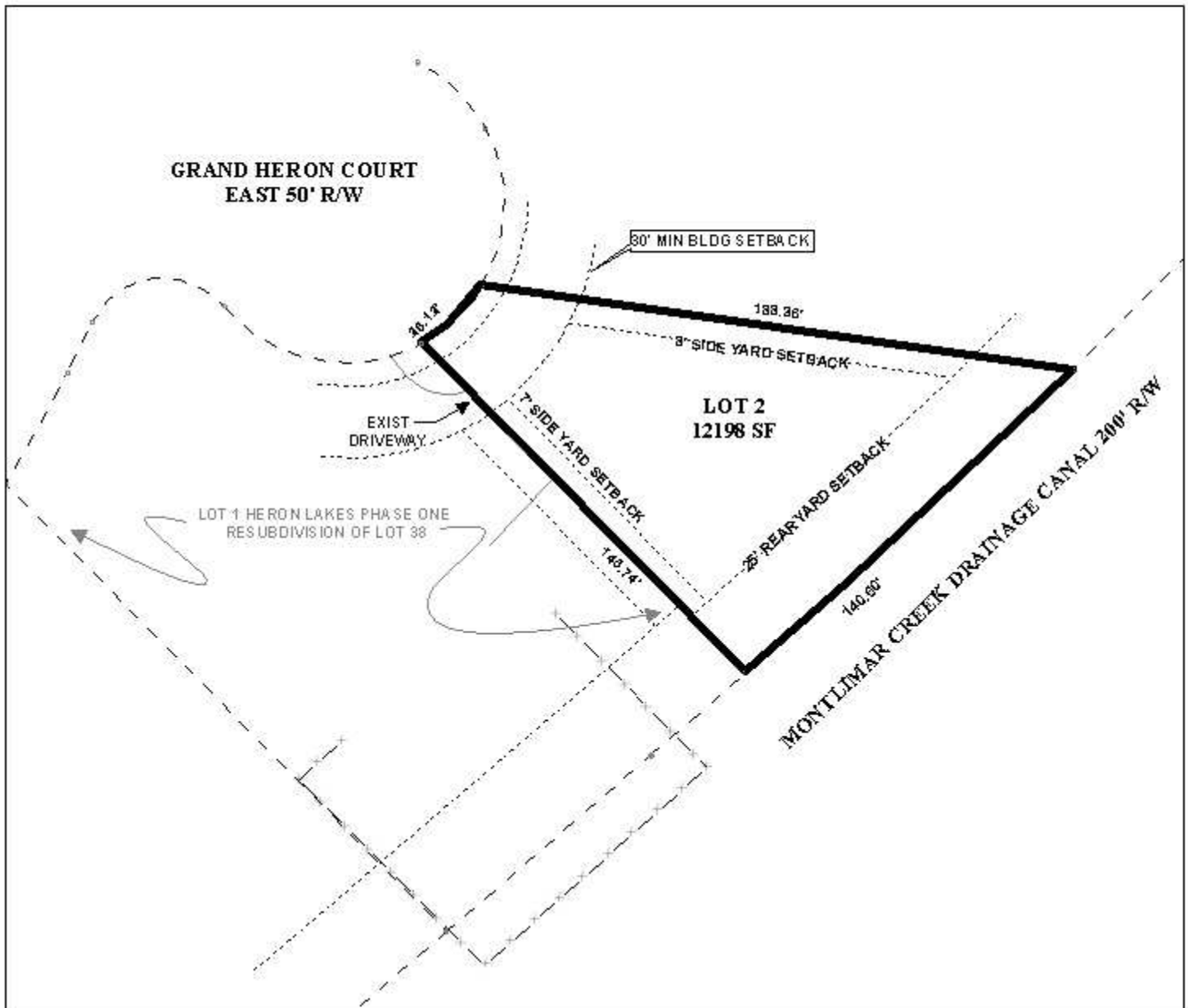
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# SITE PLAN



The site plan illustrates the proposed lot configuration and setbacks.

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