

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: March 19, 2009****DEVELOPMENT NAME**

Renaissance-Mobile Family Housing Subdivision

SUBDIVISION NAME

Renaissance-Mobile Family Housing Subdivision

LOCATION

Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

6 Lots / 14.0 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**ENGINEERING
COMMENTS**

Applicant shall follow recommendations provided to the applicant from the COM Engineering Department in meetings held on February 2nd and February 5th of 2009. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.

**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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create 6 lots. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create six lots, construct a new public street, and build 87 single-family and duplex structures on the six lots, with only a 15-foot front yard setback. The site is zoned R-3, Multi-Family, thus rezoning is not required.

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.

The existing site is undeveloped: the site formerly contained public housing units that were recently demolished. Redevelopment of the site, owned by the Mobile Housing Board, is part of a HOPE VI grant awarded by the U.S. Department of Housing and Urban Development. The proposed 87 units will be rented to eligible families, and is part of the overall revitalization plan for the Mobile Housing Board-owned properties from Interstate I-165 (Eastern boundary) to Monday Street (Western boundary). A new apartment building for the elderly is under construction adjacent to the site.

The site has frontage on two major streets and five to six minor streets. The rights-of-way for all existing streets meet the width requirements of the Subdivision Regulations and the Major Street Plan component of the Comprehensive Plan. There is, however, an issue regarding the radii at corners where Claiborne intersects Beauregard Street, and where Earle intersects Lawrence Street: the corners should be a radius, to be approved by Engineering and Traffic Engineering, essentially matching the other existing radii.

The proposed new street will meet the minimum width requirement for a minor street with curb and gutter. The proposed traffic circle / round-a-bout, based upon meetings that included Engineering, Traffic Engineering and Fire Department representatives appears to have adequate right-of-way.

Each of the 87 dwelling units will have adequate off-street parking to accommodate two vehicles, exceeding the minimum required. The proposed 1200 ± square foot rental office will have an additional seven (7) parking spaces. Each dwelling unit will have a curb-cut onto a minor street, and no direct access to the two major streets (Lawrence and Beauregard) is proposed, nor should it be allowed.

There are several discrepancies between the plat and the site plan. The plat indicates four common areas, while the site plan labels the areas as “outparcels.” The areas are not proposed for development as they are located in an “AE” floodzone, per FEMA designation, and the Mobile Housing Board is not allowed to utilize federal HOPE VI funds within the floodplain area for new construction. Staff believes, however, that those areas along Lawrence Street should be dedicated common areas. The largest area, bounded by Bloodgood, Conception and Beauregard Streets should either be designated a common area as well for the PUD, or should be converted into a legal lot (the lot could be sold for private development). The site plan or plat should be revised to depict dedicated common areas and/or new lots. If new lots are proposed, the application will be recommended to be heldover so that new notifications can be sent out to adjacent property owners, and so that new drawings can be submitted. The Mobile Housing Board may reapply at a future date to convert common area 2 to a legal lot, should they wish to sell it, as long as no required trees or landscape areas are lost due to the sale of common area 2.

A fifth common area may be required for the small portion of land outside of the floodplain, located at the corner of the proposed street and Bloodgood Street, adjacent to common area 2.

The second discrepancy relates to the depiction of the boundaries of the proposed lots, specifically at the street corners. The plat reflects, generally, a radius at each corner, while the site plans are inconsistent. The site plans should be revised to mirror the plat, once the plat is revised to provide a radius at the Earle and Conception corners previously mentioned.

The applicant has attempted to depict full compliance with the tree and landscape requirements of the Zoning Ordinance, and has included calculations regarding compliance. It appears that the site will exceed the minimum landscape area requirements, even if common areas are excluded from the calculations. Staff, however, has questions regarding how existing trees are being used for credit, particularly for frontage credit. There is also a concern regarding the protection of existing trees and the provision of sidewalks, as shown on the site plan. Staff also believes that the previously mentioned common areas should be included as available landscape area that can accommodate required trees so that excessive concentration of trees in front of the proposed residences does not occur. Staff recommends that tree and landscape compliance be coordinated with the Urban Development Department as a condition of approval.

It should also be pointed out that there is no indication as to the presence of overhead power lines. Where overhead powerlines exist, tree selection within 15 feet (measured horizontally) is limited to live oaks for any required overstory tree, and crepe myrtles for any required understory tree. A note should be placed on the site plan stating this, and any overhead powerlines to remain should be indicated on the site plan.

No dumpster is depicted on the site plan. If a dumpster is proposed, it should be depicted on the site plan (meeting setback and screening requirements, and not changing on-site circulation), or a statement should be provided indicating that no dumpster will be included as part of the development. If the Mobile Housing Board will provide garbage service, a note should be placed on the site plan stating such.

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.

It appears that new construction will occur outside of the zone "AE" floodzone, however the applicant should ensure that development complies with all applicable federal, state and local regulations, prior to the issuance of any permits or land disturbance activities.

The plat contains a note stating that all common areas will be maintained by the Mobile Housing Board. This note should be retained on the final plat.

As the subdivision requires construction of a new street, the plat cannot be recorded until the street is accepted by the City. A condition should be placed on the development that no final certificate of occupancy should be issued until the plat is recorded.

Finally, there is an error in the legal description for common area 4: the description refers to Bloodgood, when it should refer to Earle Street.

RECOMMENDATION

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

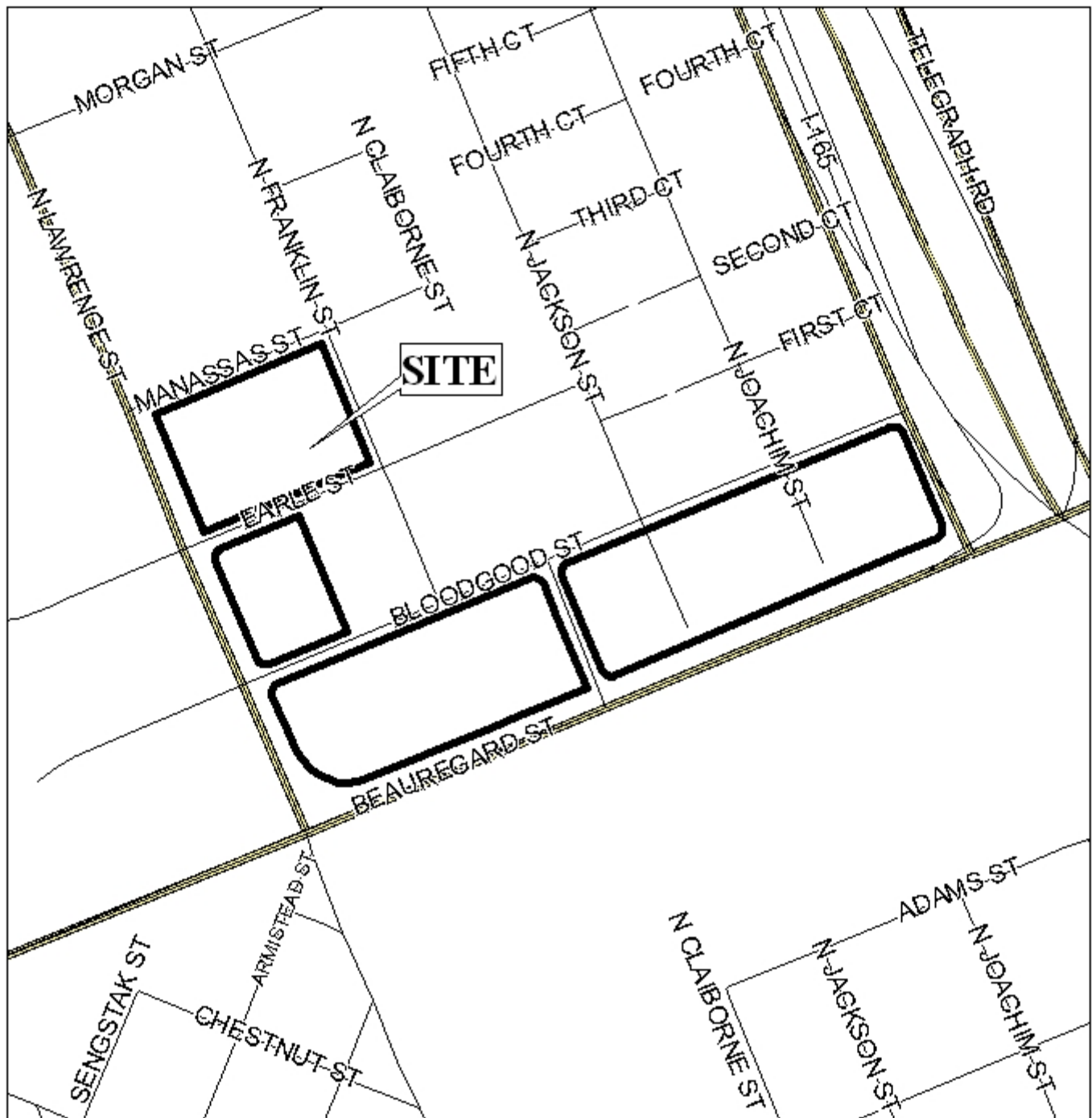
- 1) Compliance with Engineering comments (*Applicant shall follow recommendations provided to the applicant from the COM Engineering Department in meetings held on February 2nd and February 5th of 2009. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet*);
- 2) Compliance with 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)*);
- 3) Correction of the legal description for common area 4;
- 4) Revision of the plat to create a common area 5, adjacent to the proposed new street, Bloodgood Street and common area 2;
- 5) Revision of the plat to provide the appropriate radius for lot corners located at Earle and Lawrence Streets and Claiborne and Beauregard Streets, to be approved by Engineering and Traffic Engineering;

- 6) Placement of a note on the final plat stating that lots are denied direct access to Lawrence Street and Beauregard Streets, and are limited to access to the minor streets of Manassas, J. Blair, Earle, Bloodgood, Claiborne, Conception, and the proposed new street;
- 7) Compliance with all local, state and federal requirements for floodplain and endangered/threatened species issues;
- 8) Completion of the Subdivision process prior to the issuance of final certificates of occupancy; and
- 9) Full compliance with all other municipal codes and ordinances.

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

- 1) Compliance with Engineering comments (*Applicant shall follow recommendations provided to the applicant from the COM Engineering Department in meetings held on February 2nd and February 5th of 2009. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet*);
- 2) Compliance with 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)*);
- 3) Revision of the site plan to show all “outparcels” as common areas, matching those indicated on the Subdivision plat, including proposed common area 5 recommended by staff;
- 4) Revision of the site plan to show lot boundaries matching those depicted on the Subdivision plat, including the required radius of lot lines at street corners;
- 5) Compliance with the tree and landscaping requirements of the Zoning Ordinance to be coordinated with Urban Development staff prior to request for land disturbance permits, and to potentially include tree planting in common areas;
- 6) Placement of a note on the site plan stating that any tree planted within 15 feet of an overhead powerline shall be either live oak (overstory) or crepe myrtle (understory), and depiction of any overhead powerlines that will remain after redevelopment;
- 7) Revision of the site plan to include a statement regarding the provision of a dumpster (*dumpster, if provided, to meet setback and screening requirements, and not change site circulation*), or placement of a note on the site plan stating that dumpsters will not be provided as part of the development, and how garbage disposal for the residences will be accomplished;
- 8) Placement of a note on the site plan stating that lots and residences are denied direct access to Lawrence Street and Beauregard Streets, and are limited to access to the minor streets of Manassas, J. Blair, Earle, Bloodgood, Claiborne, Conception, and the proposed new street;
- 9) Provision of a revised PUD site plan, after tree and landscape issues are resolved, prior to the request for land disturbance permits;
- 10) Completion of the Subdivision process prior to the request for final certificates of occupancy; and
- 11) Full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE March 19, 2009
APPLICANT Renaissance-Mobile Family Housing Subdivision
REQUEST Subdivision, Planned Unit Development

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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING






The site is surrounded by miscellaneous land use

APPLICATION NUMBER 19 & 20 DATE March 19, 2009

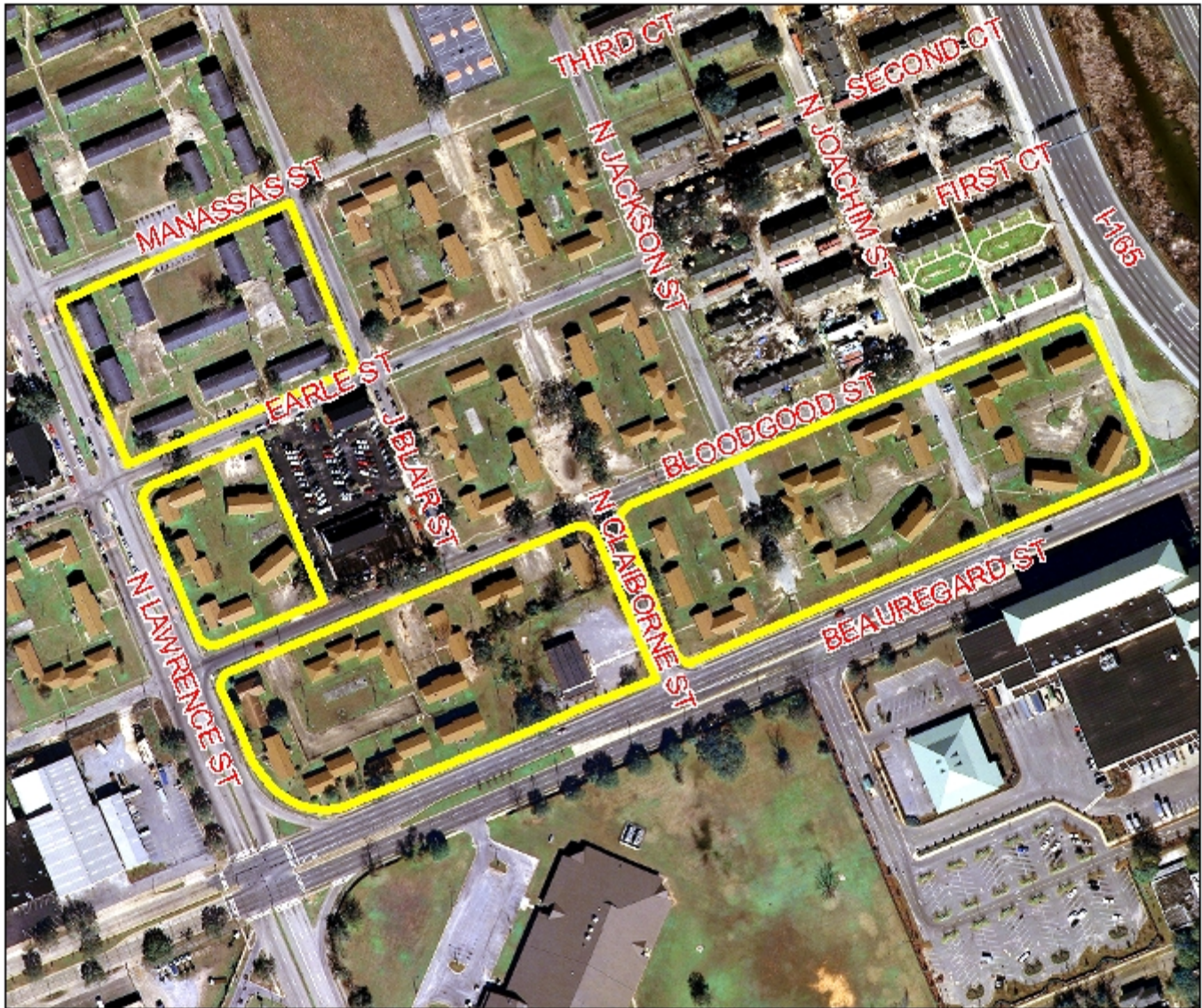
APPLICANT Renaissance-Mobile Family Housing Subdivision

REQUEST Subdivision, Planned Unit Development

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

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

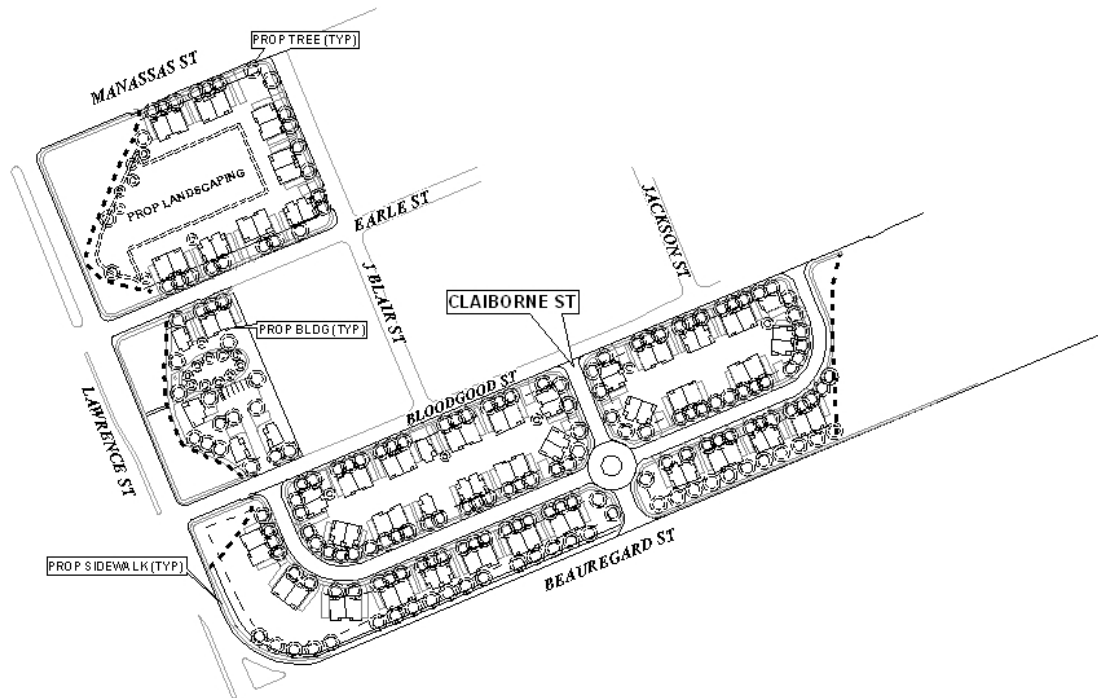


The site is surrounded by miscellaneous land use

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SITE PLAN



The site plan illustrates the proposed development

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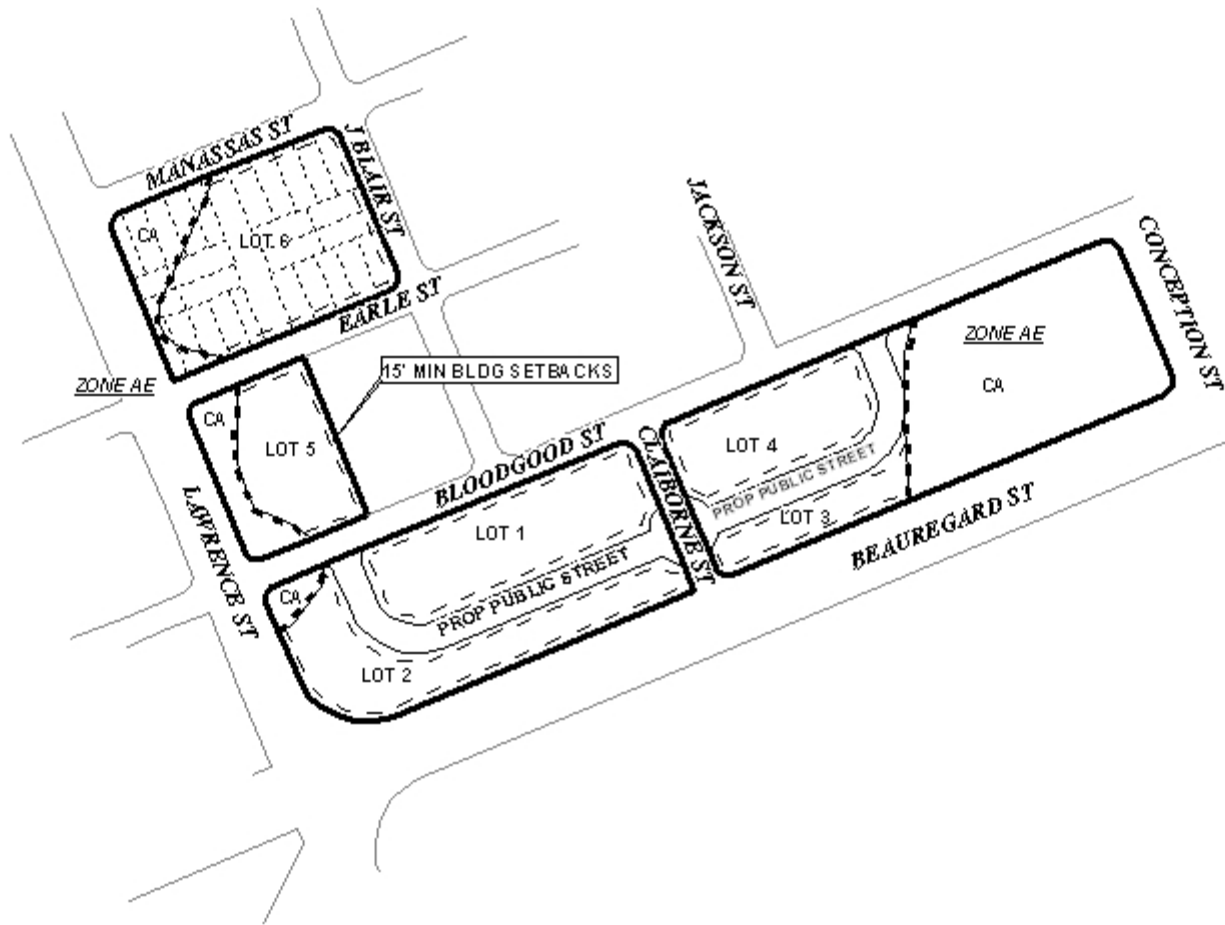
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SUBDIVISION PLAT



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