

**REZONING, PUD &
SUBDIVISION STAFF REPORT****Date: July 24, 2008****APPLICANT NAME** Rick Twilley**DEVELOPMENT NAME** St. Francis Place**SUBDIVISION NAME** St. Francis Place**LOCATION** North side of Howard Street (vacated public right-of-way), extending From Louise Avenue to Schaub Avenue.**CITY COUNCIL
DISTRICT** District 6**PRESENT ZONING** R-2, Two Family Residential District**AREA OF PROPERTY** 2.0362± acres 16 Lots**CONTEMPLATED USE** The applicant is requesting to amend a previously approved Planned Unit Development Approval and Subdivision Approval to allow development of the site as a 16 lot residential subdivision, with reduced lot sizes and widths, reduced setbacks and increased site coverage.**TIME SCHEDULE
FOR DEVELOPMENT** Immediately upon approvals**ENGINEERING
COMMENTS** 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.**TRAFFIC ENGINEERING
COMMENTS** Driveway number, sizes, 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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

REMARKS

The applicant is requesting to amend a previously approved Planned Unit Development Approval and Subdivision Approval to allow development of the site as a 16 lot residential subdivision, with reduced lot sizes and widths, reduced setbacks and increased site coverage. The subdivision is required to reconfigure the existing lot layout; PUD approval is required to allow reduced lot sizes and widths, reduced site setbacks.

In 2006, the property was approved for a Rezoning from B-3, Community Business District to R-2, Two-Family Residential to allow the construction of single-family homes. In addition, a Planned Unit Development and Subdivision were also approved. However, when the right-of-way was vacated, the applicant took 5 additional feet along the South, changing the size of lots 8 and 9 from 48' x 122' to 51' x 122'. Due to the change, the applicant is required to reapply for Subdivision and PUD approval.

Louise Avenue has an existing right-of-way of 40'. The minimum right-of-way required would be 50' for curb and gutter and 60' for non curb and gutter construction. The plat indicates dedication to provide 25' from centerline.

As a means of access management, a note should be placed on the final plat stating that all curb cuts are limited to one curb cut each with the size, location, and design of each to be approved by Traffic Engineering and conform to AASHTO standards.

The applicant has requested maximum site coverage of 50% per the previously approved PUD. He has also requested a reduced minimum building setback from 25' to 15', also per the previously approved PUD. The plat and site plan should be revised to clearly label the maximum site coverage of 50%, in addition to the required setbacks for each lot. Also, it should be noted that the northern-most and southern-most lots must provide an 8-foot side-yard setback on the northern and southern boundaries of the PUD.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

It should be noted that while the subdivision is proposed as a zero-lot line subdivision, any air conditioning unit over 3' in height will still be required to meet the setbacks.

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

Planned Unit Development: Based on the preceding, the application is recommended for approval subject to the following:

- 1) labeling of the lot size in square feet and the maximum site coverage (50%) of each lot, or a table provided furnishing the same information, on the PUD site plan;
- 2) placement of a note limiting each lot to one curb cut;
- 3) 8 foot side-yard setback where Planned Unit Development abuts adjacent development;
- 4) Provide revised PUD site plan prior to signing of final plat; and
- 5) Dedication to provide 25' from the center line on Louise Avenue.

Subdivision: Based on the preceding, the application is recommended for approval subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lots 1-9 are limited to one curb cut each with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) Labeling of the lot size in square feet and the maximum site coverage (50%) of each lot, or a table provided furnishing the same information, on the final plat;
- 3) Dedication along Louise Avenue to provide 25' from the center line;
- 4) Provide revised PUD site plan prior to signing of the final plat; and
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE July 24, 2008
APPLICANT St Francis Place Subdivision
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.
See planned unit development and subdivision detail site plan.

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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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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.

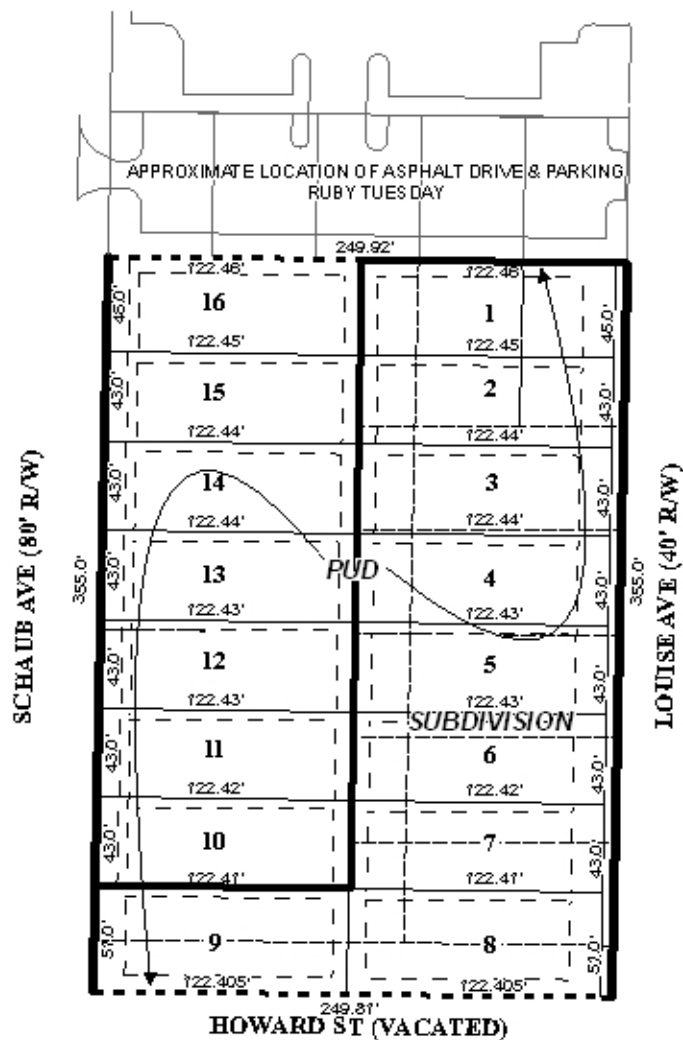
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SITE PLAN



This site plan illustrates proposed lot configurations.
 The planned unit development includes the entire site.
 The subdivision includes only the east and south of site, as noted.

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 NTS