

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 2, 2008****DEVELOPMENT NAME**

Sussex Place

SUBDIVISION NAME

Sussex Place Subdivision, Lot 1, Resubdivision of Lots 10-13 & 24-31, Resubdivision of Lot 4

APPLICANT NAME

Diane Miller

LOCATION6049 Sussex Place
(South side of Sussex Drive, 175'± East of Center Drive)**CITY COUNCIL
DISTRICT**

Council District 5

AREA OF PROPERTY

1 lots / 0.1 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow reduced side yard setbacks and amend the building area foot print of a previously approved innovative single-family residential subdivision., and Subdivision Approval to amend 1 lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

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 amend the building location as approved in a previously approved PUD, and Subdivision Approval to amend setbacks as shown on the lot. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

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.

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 applicant is in the process of developing the site as a single-family residence. The development of this site has, unfortunately, been exacerbated by errors and miscommunications relating to building setbacks, easements, and allowable deviations. After lengthy discussions and compromises, the applicant has revised the plan to provide a minimum setback of 5' from an interior property line, comply with easements along the other side property line, and submitted appropriate applications to amend the previously approved PUD and Subdivision.

Given the problems mentioned above, and the fact that a 5' setback is not uncommon in similar developments, revision of the previously approved plans would be appropriate.

RECOMMENDATION

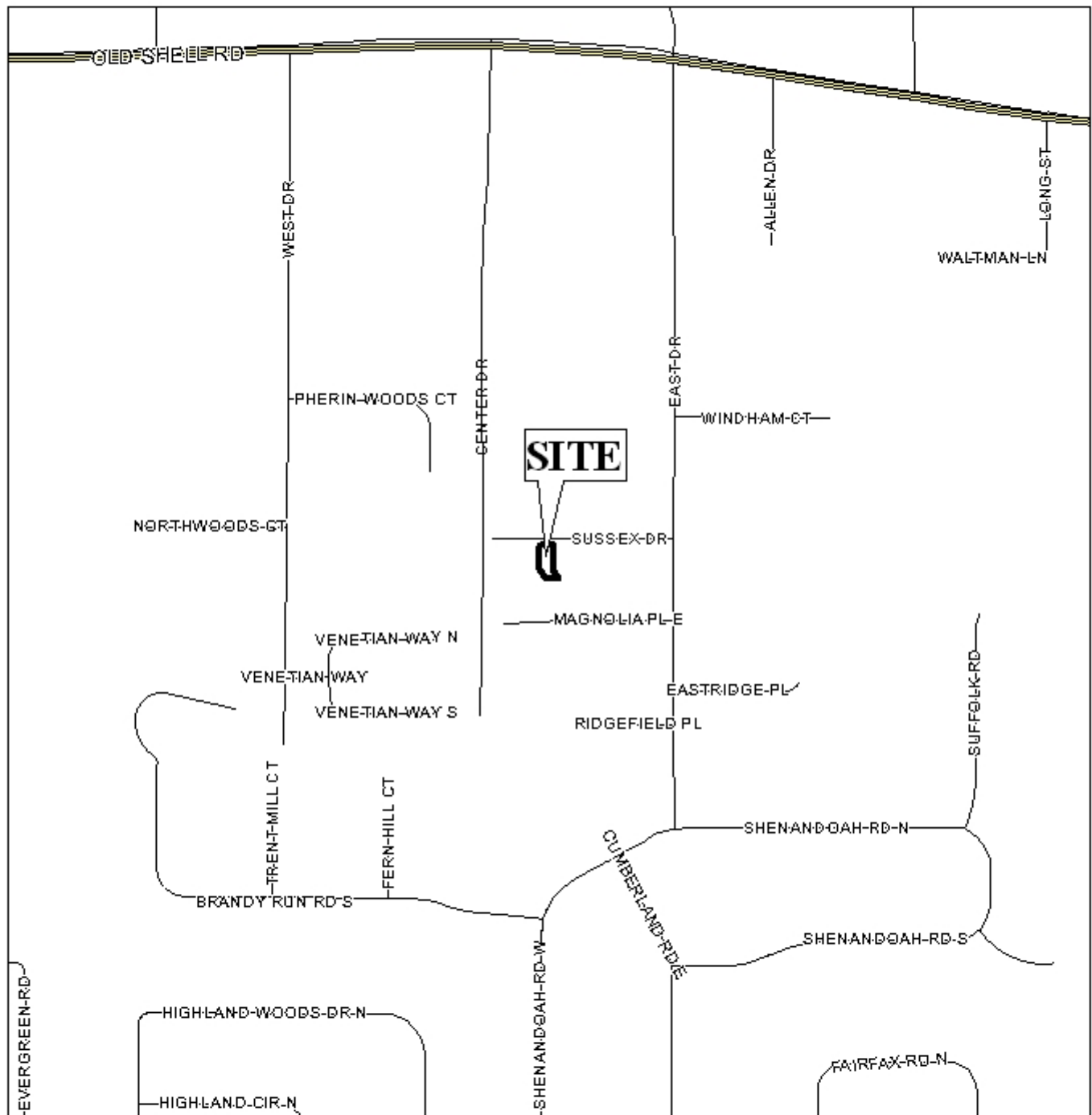
Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following condition:

- 1) Illustration of the building limits (foot print) on the final plan;

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

- 1) Submission of a revised PUD site plan removing the previously approved building limits and illustrating only the new building limits; and
- 2) Placement of a note on the final PUD site plan stating that it is site plan specific and any changes or alterations will require new application(s) and approval(s).

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE October 2, 2008

Sussex Place Subdivision, Lot 1,

APPLICANT Resubdivision of Lots 10-13 & 24-31, Resubdivision of Lot 4

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

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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

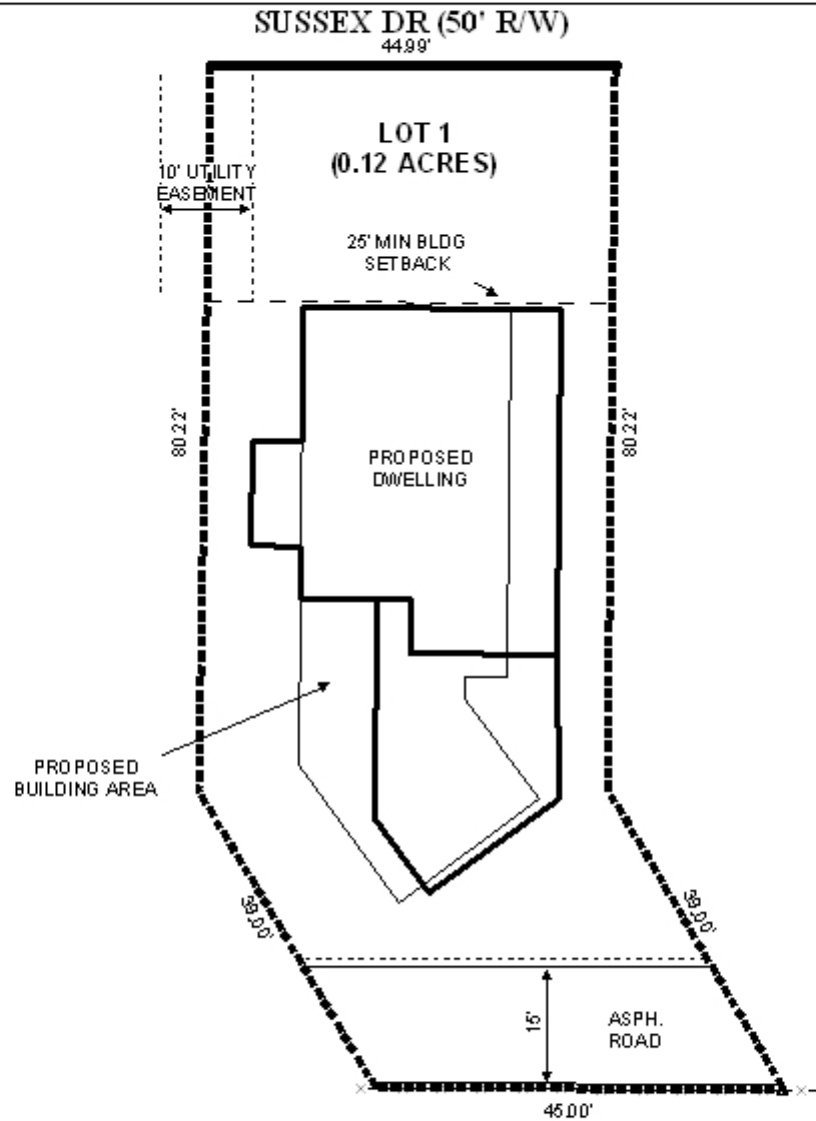
I-1

I-2



NTS

SITE PLAN



This site plan illustrates proposed buildings.

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