

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: June 4, 2015****DEVELOPMENT NAME**

Volunteers of America Greater Southeast, Inc

LOCATION6929 and 6935 Overlook Road
(South side of Overlook Road, 625'± East of Cody Road)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-3, Multi-Family Residential District

AREA OF PROPERTY

2 Lots / 7.8± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval.

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN (NOT INCLUDED IN SUBMITTAL):

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 Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans 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 land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and

Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between two building sites and multiple buildings on a single building site.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site is bounded entirely along the East side by R-3 zoning (vacant land); on the South by R-1 zoning (with three single-family dwellings); on the West by R-3 zoning (with a single-family dwelling), and B-1 zoning (with a church); and on the North by R-1 zoning (with a single-family dwelling). There have been no changes to the surrounding area since the last PUD approval.

The site was the subject of Planned Unit Development (PUD), Rezoning and Subdivision applications approved by the Commission in February, 2011. The Subdivision created two lots and the PUD allowed for the construction of four multi-family housing buildings on one of the lots with shared access between the two lots, although the second lot was proposed to be vacant at that time. The applicant now proposes to develop a portion of the second lot with two multi-family housing buildings and utilize the shared access between the two lots; hence this application.

The applicant states: *“The purpose of this application is to allow shared access and shared storm water detention for Lots 1 and 2, Overlook Road VOA Housing Subdivision and multiple buildings on Lot 2, Overlook Road VOA Housing Subdivision.”*

The site plan indicates the existing previously-approved portion of the PUD and the proposed expansion (Phase II) with the two proposed buildings with two dwelling units each, associated parking, dumpster, residential buffer fencing and the extension of the internal drive stub which would allow access to the proposed development. It should be noted that the access drive is entirely on Lot 2 and was only partially constructed as needed for the original development on Lot 1. That drive is now proposed to extend Southward to provide access to Phase II and apparently to another future phase or phases. Site coverage is well below the 45% maximum allowable in R-3 zoning.

The site plan indicates compliance with the parking, dumpster, residential buffering and landscaping requirements of the Zoning Ordinance. The tree plan included actually indicates more tree credits than calculated; however, the site should have one more tree within the front setback which would be along the North side of the site since the development area is not to be a separate lot of record or lease parcel fronting the shared access drive. One more overstory tree should be located within the first 25' along the North side. In the event the proposed development is to be on a separate lease parcel, by State law it must be made a separate legal lot of record via the Subdivision process

Lighting for the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.

RECOMMENDATION

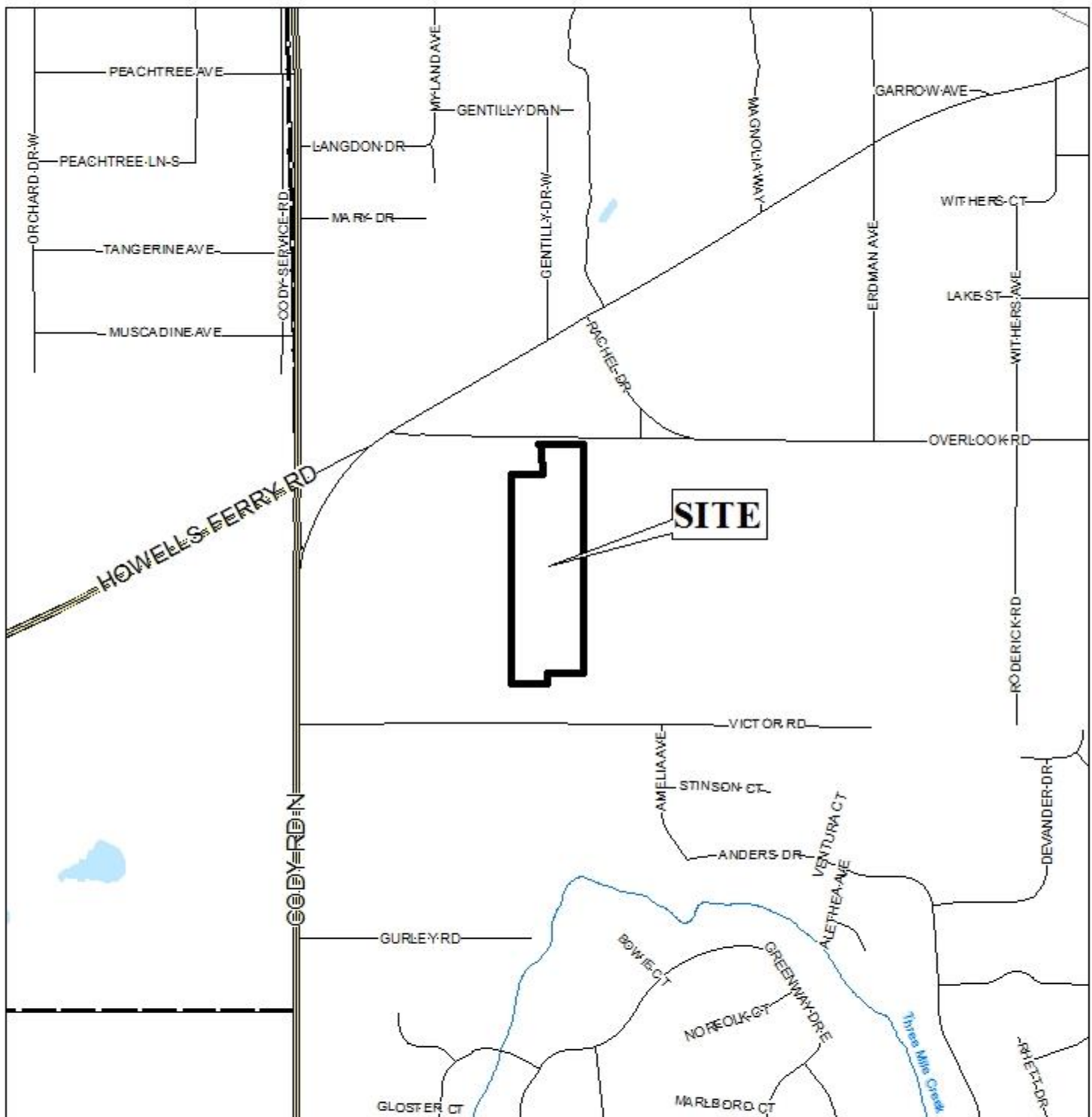
Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) revision of the site plan to provide one additional overstory frontage tree along the North side;
- 2) placement of a note on the site plan stating that if the development is to be a separate lease parcel, by State law, it must be made a legal lot of record via the Subdivision process;
- 3) placement of a note on the site plan stating that lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.
- 4) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN (NOT INCLUDED IN SUBMITTAL: 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 Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans 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 land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 5) compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) compliance with the 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)];
- 7) compliance with the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)];
- 8) full compliance with all other municipal codes and ordinances; and
- 9) submittal of a revised copy of the site plan to Planning reflecting all conditions of approval prior to the submittal for development permits.

LOCATOR MAP



APPLICATION NUMBER 19 DATE June 4, 2015

APPLICANT Volunteers of America Greater Southeast, Inc. / Overlook VOA Housing, Inc.

REQUEST Planned Unit Development



























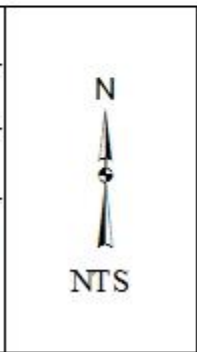
The site is surrounded by residential units. A church and daycare lie north of the site.

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	R-A		R-3		T-B		B-2		B-5		MUN		SD-WH		T5.1
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5.2
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

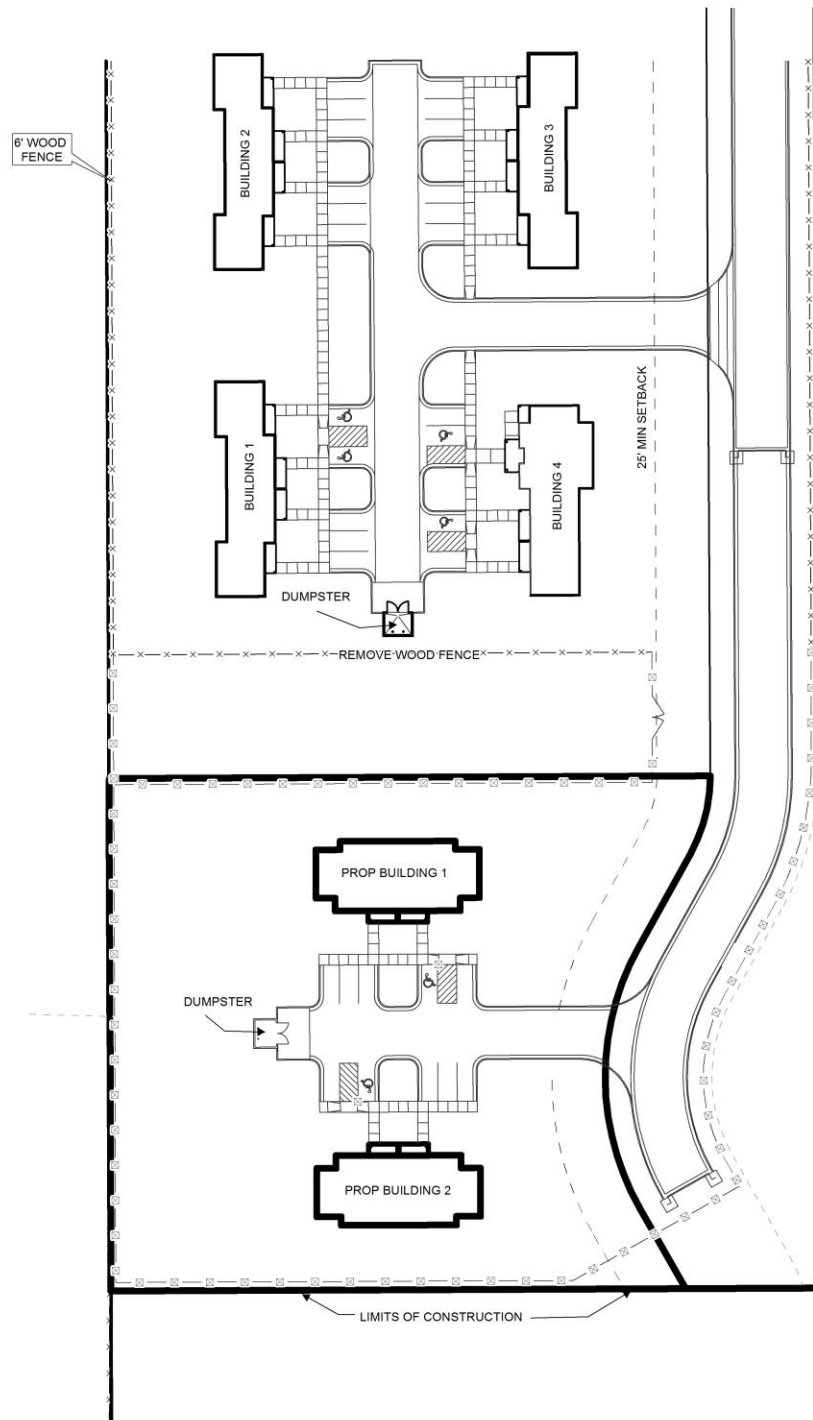


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SITE PLAN



The site plan illustrates the existing buildings, proposed buildings, setback, fences, and parking.

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