

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 3, 2013****DEVELOPMENT NAME**

Volunteers of America

SUBDIVISION NAME

Harris Place Subdivision, Resubdivision of Lot 1

LOCATION

1000 Farnell Lane

(West side of Farnell Lane at the East terminus of Brossett Street.)

CITY COUNCIL**DISTRICT**

District 4

AREA OF PROPERTY

2 Lot / 0.9 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site and Subdivision approval to create 2 legal lots of record from an existing legal lot of record.

TIME SCHEDULE**FOR DEVELOPMENT**

None given

ENGINEERING**COMMENTS**

Subdivision: The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. 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). 3. Add a note to the plat stating that 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). 4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B.

Revised for the October 3rd meeting: "1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that 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). 4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B. 5. 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. 6. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 7. The existing gravel drive on Farnell Lane appears to be a part of a shared driveway with the parcel to the north (998 Farnell Ln). The curbcut will need to be brought up to current standards prior to obtaining the City Engineer's signature on the Plat.

Revised for the September 5th meeting: *Planned Unit Development: 1. If the PUD is approved a Subdivision Plat will need to be submitted for approval to create LOT A and LOT B. 2. The existing gravel drive on Farnell Lane appears to be a part of a shared driveway with the parcel to the north (998 Farnell Ln). The curbcut will need to be brought up to current standards prior to obtaining the City Engineer's signature on the Plat. 3. 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). 4. 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.*

Revised for the October 3rd meeting: *1. Add a note to the PUD drawing stating that any work performed in the existing ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the PUD drawing stating that any existing or proposed dumpster pad(s) must be designed to collect storm water in a separate surface drain that is connected to the Sanitary Sewer system. 4. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.*

TRAFFIC ENGINEERING

COMMENTS

Each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Revised for the September 5th meeting: 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).

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 sewer service until a Capacity application is approved by Volkert Engineering Inc.

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.

The plat illustrates the proposed 0.9 acre \pm , 2 lot subdivision which is located on the west side of Farnell Lane at the west terminus of Brossett Street, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a site that was approved by the Planning Commission as a 1 lot subdivision at its October 17, 1996 meeting. The current application proposes a 2 lot subdivision.

The proposed Lot A meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations.

The proposed Lot B is a flag lot, and, while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating unusual circumstance which may exist on the lot, or if there is a natural or pre-existing man-made barrier which may cause an undue hardship. Flag lots are generally not allowed, and there appears to be no Planning Commission approved flag lots in the immediate vicinity of the site. As such, the proposed lot does not seem to satisfy the requirements of Section V.D.1. of the Subdivision Regulations.

The 25-foot minimum building setback line and the lot area sizes, in square feet, are depicted on the plat, and should be retained on the final plat, if approved.

The proposed lots have frontage along Farnell Lane, a minor street not provided with curb and gutter. As a means of access management, each lot should be limited to a single curb cut, to Farnell Lane with the size, location and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that the site was approved by the Planning Commission at its September 5, 1996 meeting for a Planned Unit Development. PUD approval is sight plan specific, thus any

changes to the site plan / subdivision plat require approval by the Planning Commission. Since Lot B will contain more than one building in a commercial zoning district a new PUD application for Lot B is required. The PUD application should be submitted by July 15, 2013 for the September 5, 2013 meeting.

Due to the fact the site abuts residential property a 6' high 10' wide vegetation buffer or 6' wooden privacy fence will be required along the western perimeter of the site.

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.

Based on the preceding, this application is recommended for holdover until the September 5, 2013 meeting, with revisions due by Monday, July 15, 2013 to address the following:

- 1) submission of a Planned Unit Development application, to include a tree and landscaping plan, for the purposed lot B;
- 2) submission of written documentation explaining the use of the two purposed lots and justification for a flag lot for lot B;
- 3) placement of a note on the final plat stating each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. 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). 3. Add a note to the plat stating that 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). 4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B.; and*
- 6) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

Revised for the September 5th meeting:

This application was heldover from the July 11, 2013 meeting to allow the applicant to submit the above listed items. The applicant submitted both the PUD application and a tree and landscaping plan for the proposed lot B; and written documentation explaining the use of the two proposed lots including justification for a flag lot.

The site plan depicts four parking spaces for the proposed lot B which will serve as a storage building for records for Volunteers of America. Revisions should be made to the parking configuration to eliminate one parking space due to limited maneuvering area on site. Three parking spaces with bumper stops and maneuvering space should be provided to allow adequate room between the two buildings.

A protection buffer is required where the boundary of a commercially utilized building site adjoins a residential district or residentially utilized building site. Thus, provisions for protection buffers must be made where this site abuts residential zoned or utilized property in accordance with chapter 64-4.D.1 of the Zoning Ordinance.

It should also be noted 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.

RECOMMENDATION

***Planned Unit Development:** The PUD request is recommended for Approval, subject to the following conditions:*

- 1) provision of protection buffers must be made where the site abuts residentially zoned or residentially utilized properties in accordance with chapter 64-4.D.1 of the Zoning Ordinance;*
- 2) provision of only three parking spaces with bumper stops on lot B;*
- 3) submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat;*
- 4) permits for compliance will be required for tree planting, buffers, and bumper stops prior to the signing of the Final Plat;*
- 5) full compliance with all other municipal codes and ordinances;*
- 6) compliance with Engineering comments: "The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. 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 1 , Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that 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). 4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B. **Revised for the September 5th meeting:** 1. If the PUD is approved a Subdivision Plat will need to be submitted for approval to create LOT A and LOT B. 2. The existing gravel drive on Farnell Lane appears to be a part of a shared driveway with the parcel to the north (998 Farnell Ln). The curbcut will need to be brought up to current standards prior to obtaining the City Engineer's signature on the Plat. 3. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping*

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- 7) compliance with Traffic Engineering comments: “ Each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. **Revised for the September 5th meeting:** Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards”;*
- 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)”;* and
- 9) compliance with Fire 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.”*

Subdivision: *Based on the preceding, the Subdivision request is recommended for Tentative Approval, subject to the following conditions:*

- 1) placement of a note on the final plat stating each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 2) placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;*
- 3) submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat; and*
- 4) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*
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Revised for the October 3rd meeting:

This application was heldover from the September 5, 2013 meeting as requested by the applicant. No additional information has been submitted and the previous recommendations still apply.

A protection buffer is required where the boundary of a commercially utilized building site adjoins a residential district or residentially utilized building site. Thus, provisions for protection buffers must be made where this site abuts residential zoned or utilized property in accordance with chapter 64-4.D.1 of the Zoning Ordinance.

It should also be noted 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.

City engineering has made revisions to their previous comments. The revisions are illustrated in the recommendations listed below.

RECOMMENDATION

Planned Unit Development: *The PUD request is recommended for Approval, subject to the following conditions:*

- 1) provision of protection buffers must be made where the site abuts residentially zoned or residentially utilized properties in accordance with chapter 64-4.D.1 of the Zoning Ordinance;*
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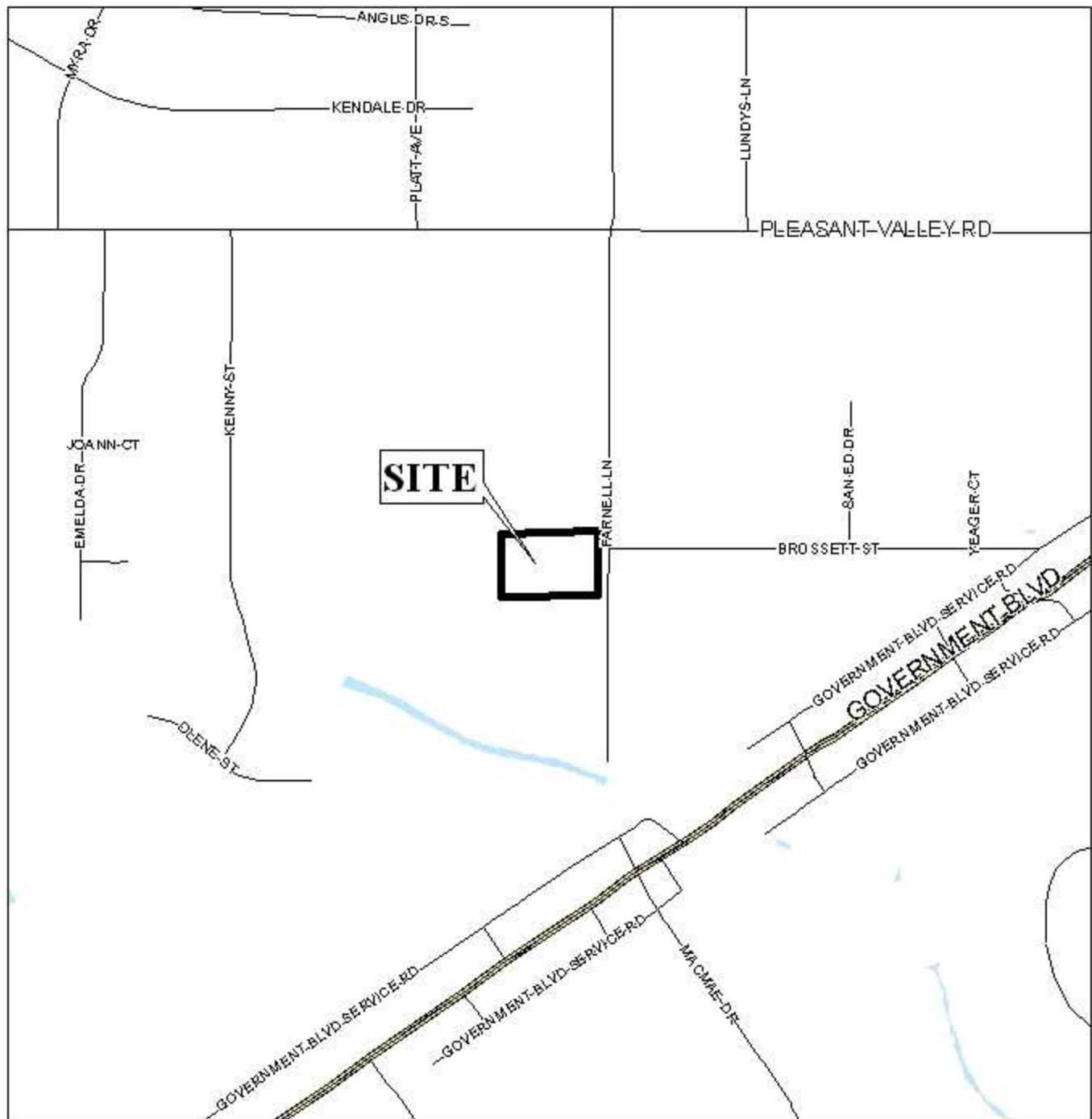
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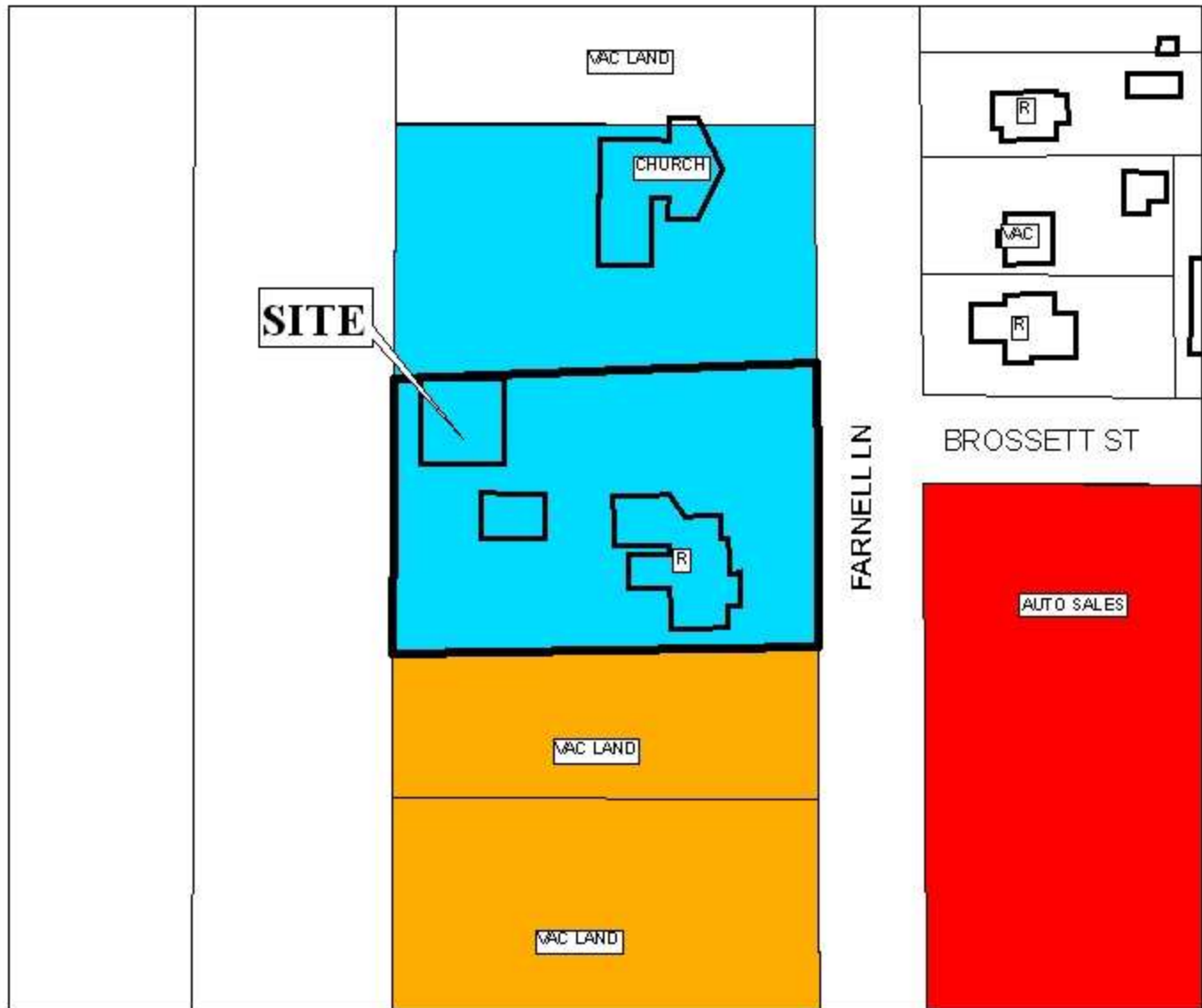
LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE October 3, 2013
APPLICANT Harris Place Subdivision, Resubdivision of Lot 1
REQUEST Subdivision, Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A church is located to the north of the site. An auto sales business is located to the east of the site.

APPLICATION NUMBER 6 & 7 DATE October 3, 2013

APPLICANT Harris Place Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development

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
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

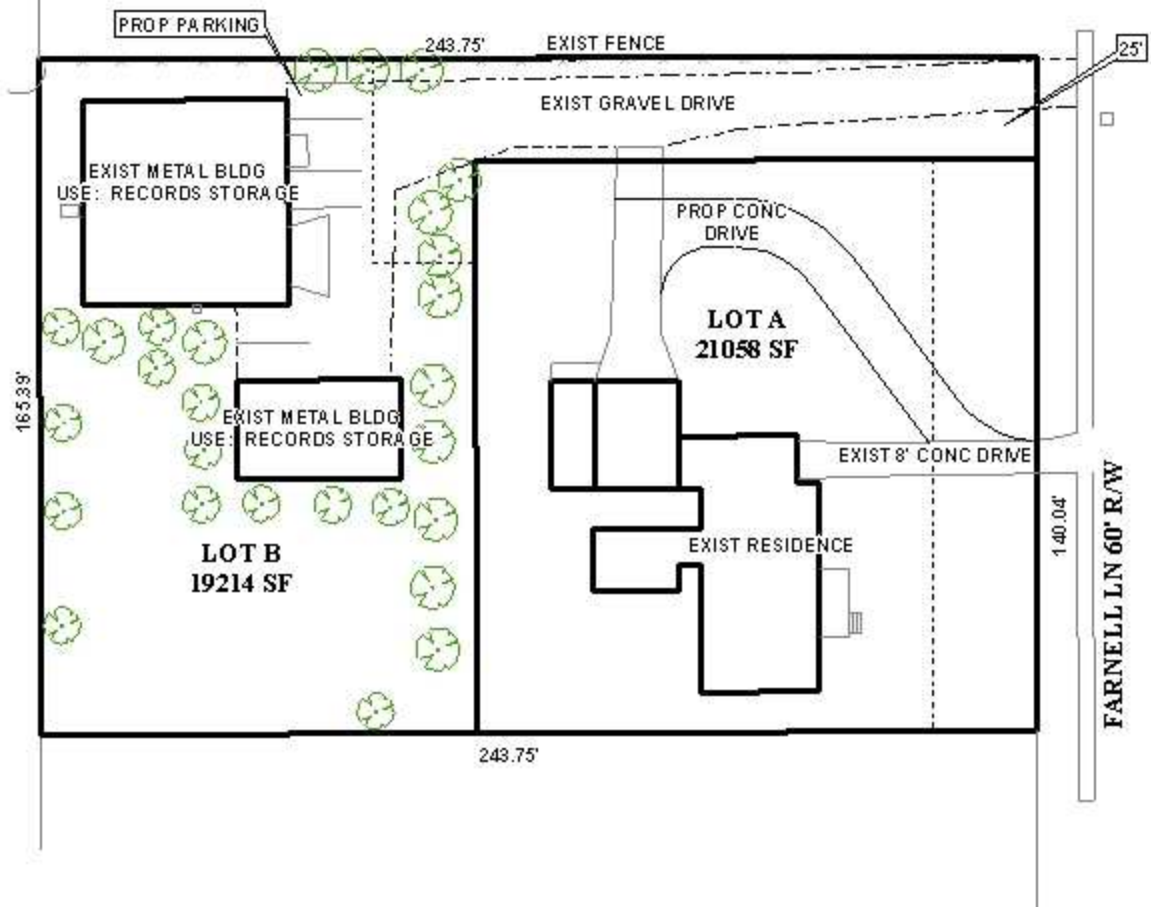


A church is located to the north of the site. An auto sales business is located to the east of the site.

APPLICATION NUMBER 6 & 7 DATE October 3, 2013
APPLICANT Harris Place Subdivision, Resubdivision of Lot 1
REQUEST Subdivision, Planned Unit Development

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NTS

SITE PLAN



The site plan illustrates the existing improvements, proposed parking, and proposed driveways.

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