

**SUBDIVISION, PLANNED UNIT DEVELOPMENT  
& SIDEWALK WAIVER STAFF REPORT****Date: July 2, 2009****APPLICANT NAME**

LGE-Shelton, LLC

**SUBDIVISION NAME**

Hill Forest Subdivision, Lot 1

**LOCATION**1900 Shelton Beach Road Extension  
(East side of Shelton Beach Road, 1/2± mile North of  
Moffett Road)**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**

1-Lot/15.8± acres

**CONTEMPLATED USE**

Subdivision approval to create a legal lot of record from a metes and bounds parcel, Planned Unit Development approval to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site and sidewalk waiver to waive the construction of sidewalks along Shelton Beach Road.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Begin construction after all approvals are granted.

**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. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Need access easement provided to City of Mobile along North Property Line down to proposed drainage easement outfall. Access easement needs to account for vehicle turnaround and have a traversable route to the proposed drainage outfall. The proposed drainage easement for the 54" RCP needs to be wide enough to accommodate trench excavation down to flow line with slopes no steeper than 2:1 as well as a min 10' access width. For the proposed concrete ditch on the south property line, there appears to be a conflict with the proposed depth, flow line elevations and/or proposed contours. Need proper Corps of Engineer's Permits for any work proposed in wetlands.

Due to open drainage ditch there is not sufficient room for construction of a City Standard sidewalk inside the City of Mobile ROW. However, depending on location of trees, it appears

from the site plan provided that construction of a sidewalk is possible if located entirely on private property. If sidewalk construction is required, a sidewalk easement will be required.

## **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**

No Comments

## **REMARKS**

The applicant is requesting Subdivision approval to create a legal lot of record from a metes and bounds parcel, Planned Unit Development approval to allow twelve multi-story apartment buildings having a total of 128 dwelling units, clubhouse, swimming pool, playground, picnic area and above ground detention pond on a single building site and sidewalk waiver to waive the construction of sidewalks along Shelton Beach Road.

The proposed 15.8± acre, 1-lot subdivision fronts Shelton Beach Road Extension, which is illustrated on the preliminary plat having 60-feet of right-of-way. Shelton Beach Road Extension is a major street; therefore, dedication of 50-feet from the centerline of Shelton Beach Road Extension is required by the Major Street Component of the Comprehensive Plan. However, due to the location and size of the development, access management is also a concern. The applicant proposes to provide one curb cut to Shelton Beach Road Extension along approximately 968-feet of road frontage. While, accesses to major streets are somewhat limited, other departments may require more curb cuts to Shelton Beach Road Extension. Therefore, if due to safety concerns if other departments require extra curb cuts, staff would simply require the revised Final Plat and site plan to be submitted without reapplying to the Commission for this change.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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 must be approved 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 applicant is proposing a 128-unit apartment complex with 12 multi-story apartment buildings, clubhouse, swimming pool, playground, picnic area and above ground detention pond on approximately 15.8 acres. A total of 255 surface parking spaces are provided, which exceeds the 192 spaces that are required by the Zoning Ordinance.

Access to the proposed apartment development will be via a single entrance from Shelton Beach Road Extension. The proposed entrance to Shelton Beach Road Extension which is located approximately on the southern portion of the Shelton Beach Road Extension provides access to residents and guests.

It should be noted that the WAVE transit system appears not to have routes along this section of Shelton Beach Road Extension. Therefore, the need for sidewalks should be a factor for requiring sidewalks at this time. As the engineering comments state, due to open drainage ditch there is not sufficient room for construction of a City Standard sidewalk inside the City of Mobile ROW. However, since this development will require dedication due to the major street requirements there may be sufficient room for the placement of the sidewalks on right-of-way. It should be pointed out that the majority of the area to the north of this development is undeveloped; therefore construction of a sidewalk may be warranted.

The applicant is proposing a “multi-family” PUD residential development, and consequently, PUD landscape area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the proposed B-1 zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

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 upon the preceding, the PUD request is recommended for Approval, subject to the following conditions:

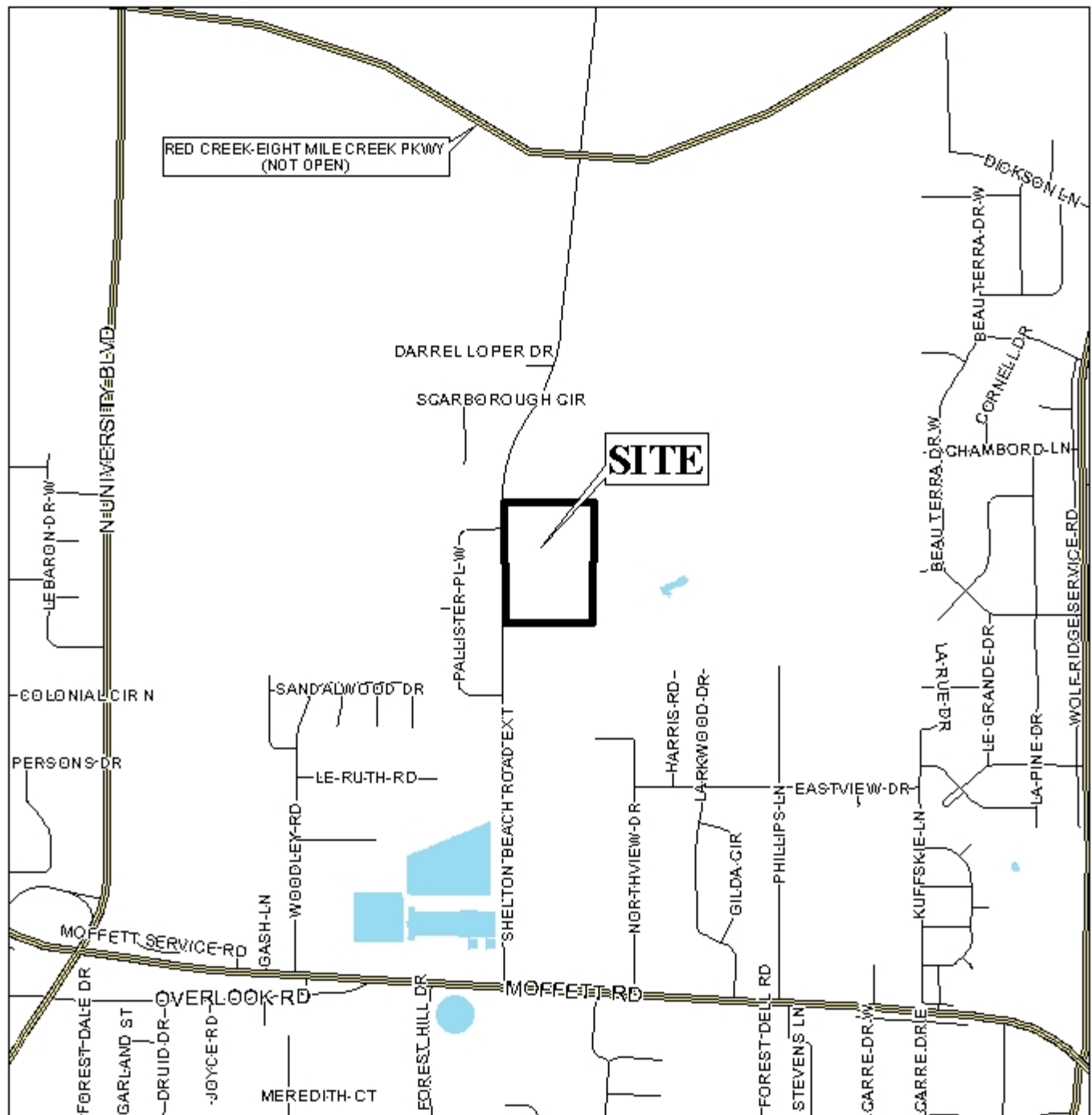
- 1) completion of the Subdivision process prior to application for building/Land Disturbance permits;
- 2) provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat; and
- 3) full compliance with all other municipal codes and ordinances.

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

- 1) dedication of sufficient right-of-way, to provide a minimum 50-feet as measured from the centerline of Shelton Beach Road Extension;
- 2) placement of a note on the final plat stating that the development is limited to the one curb cut along Shelton Beach Road Extension, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;
- 3) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;
- 4) provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat;
- 5) provision of a note stating that development of the site will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the Final Plat stating that the maintenance of the detention common area is the responsibility of the property owners; and
- 7) full compliance with all other municipal codes and ordinances.

**Sidewalk Waiver:** Based upon the preceding, this application for waiver of the sidewalk along Shelton Beach Road Extension is denied:

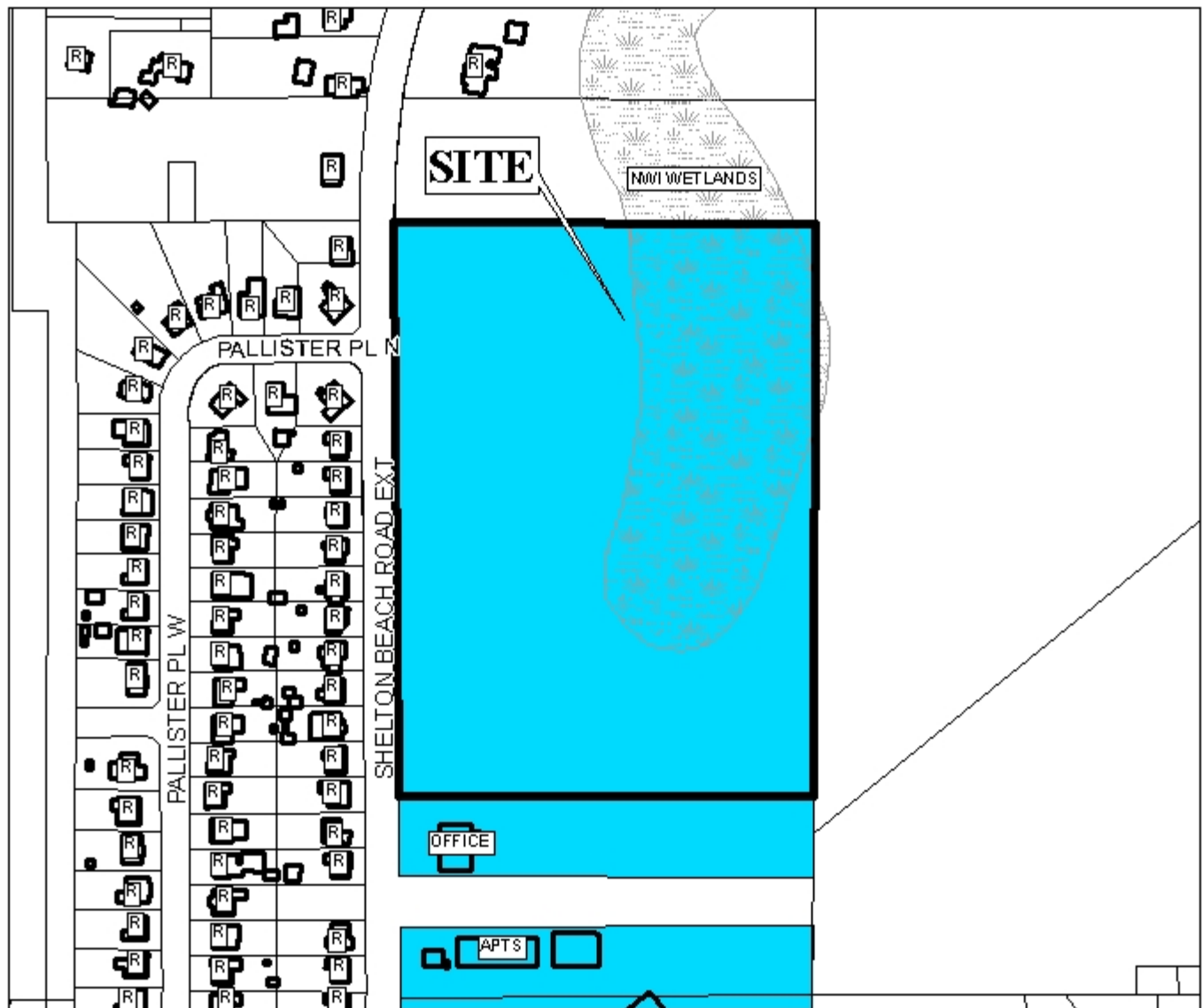
# LOCATOR MAP



APPLICATION NUMBER 21, 22 & 23 DATE July 2, 2009  
APPLICANT Hill Forest Subdivision, Lot 1  
REQUEST Subdivision, Planned Unit Development, Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use with business  
land use on the site and to the south.

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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



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



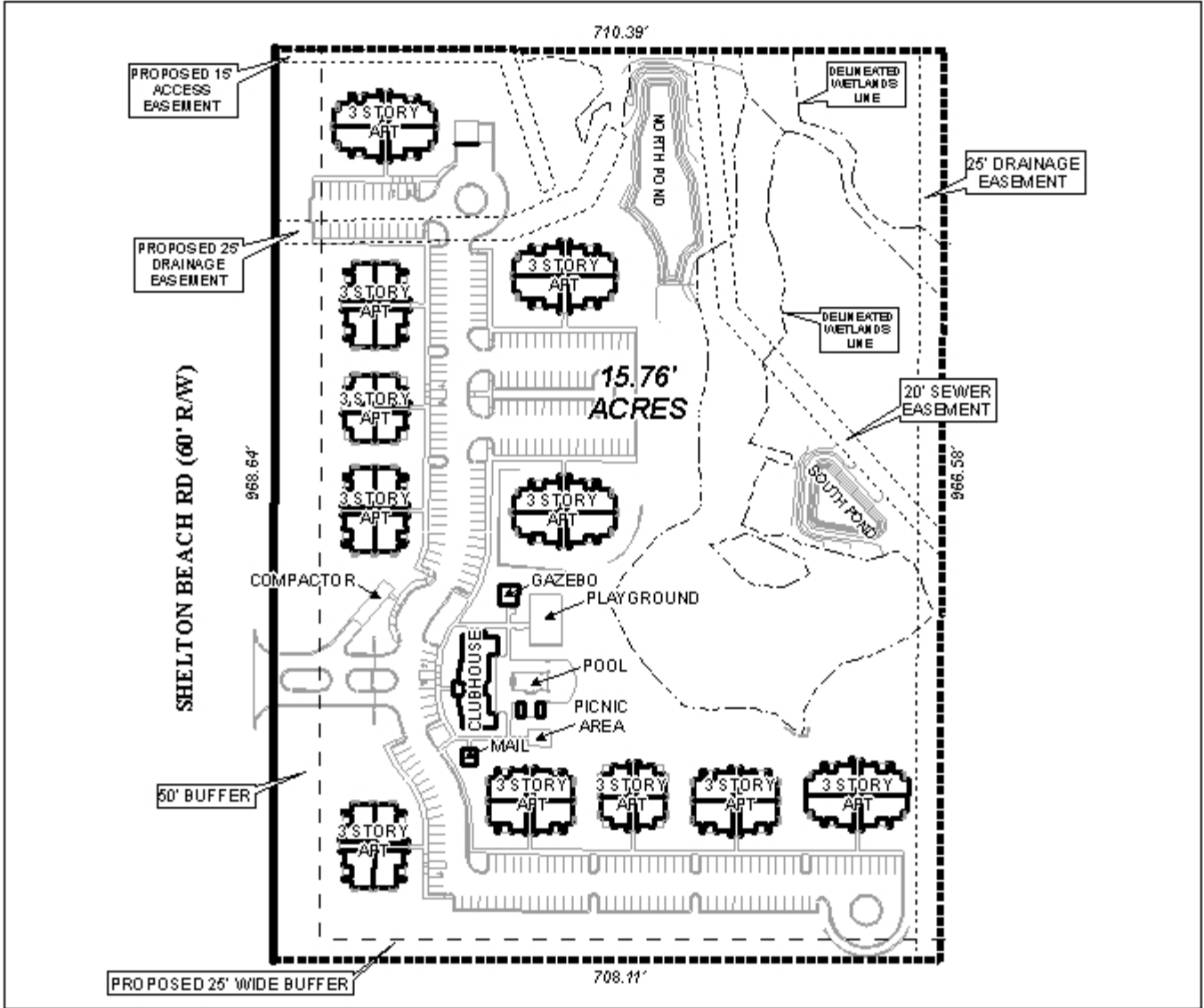
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# SITE PLAN



This site plan illustrates the proposed structures and parking.

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