PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT **Date: December 6, 2012**

DEVELOPMENT NAME Greystone Place Subdivision

SUBDIVISION NAME Greystone Place Subdivision

LOCATION 3446 Lloyds Lane
(Northwest corner of Lloyds Lane and Girby Road).

CITY COUNCIL DISTRICT District 6

AREA OF PROPERTY 1 Lot / 5.7 ± Acres

CONTEMPLATED USE Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create one legal lot of record.

TIME SCHEDULE FOR DEVELOPMENT None given.

ENGINEERING COMMENTS **FOR 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and 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).

FOR P.U.D.: 1. Any work performed in the existing Girby Road or Lloyds Lane 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. 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. 3. According to the City of Mobile's 1984 aerial photographs these parcels were unimproved and wooded; therefore a detention facility(ies) will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. 4. The surface grading for any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads

cannot discharge to the storm sewer system. 5. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. 6. Provide sidewalk along the entire frontage of Girby Road and Lloyds Lane, unless a sidewalk waiver is approved.

TRAFFIC ENGINEERING COMMENTS A Traffic Impact Study is required for this site. Although the proposed intensity may be less than the minimum to automatically require a study, the study is warranted based on the existing traffic conditions in the vicinity of the site that may be aggravated by additional development. Typical driveway width is 24' – a 30' driveway may encourage a three-lane access, in which case a 36' driveway is typical.

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS COMMENTS MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

REMARKS The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision to create one legal lot of record.

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 any changes to the site plan / Subdivision plat will require approval 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 purpose of the Subdivision application is to create a legal lot of record from a metes-and-bounds parcel. The applicant states that the site is served by public water and sewer services.

The site fronts onto Lloyds Lane and Girby Road. Lloyds Lane is a minor street with a compliant 80' right-of-way along the site; therefore, no dedication would be required. Girby Road is a component of the Major Street Plan with a planned 100' right-of-way along the site. As the current right-of-way of Girby Road is 80' along the site, dedication to provided 50' from the centerline of Girby Road would be required. Also, a 25' radius curve dedication would be required at the intersection of Lloyds Lane and Girby Road.

As a means of access management, a note should be required on the Final Plat stating that the site is limited to two curb cuts to Lloyds Lane and two curb cuts to Girby Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat should be revised to indicate the 25' minimum building setback line as measured from the required dedication along Girby Road and the corner radius dedication. The 25' minimum building setback line along Lloyds Lane should be illustrated as on the preliminary plat from the existing right-of-way line.

As on the preliminary plat, the lot should be labeled on the Final Plat with its size in both acres and square feet, revised for required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

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.

With regard to the PUD, as the Subdivision would require dedication to provide 50' from the centerline of Girby Road, and a 25' radius corner dedication at the intersection of Girby Road and Lloyds Lane, the PUD site plan must be revised to also account for such dedication. And the 25' minimum building setback line must be revised on the site plan to be measured from the required dedications. The current drive width is proposed at 30'. Traffic Engineering has indicated that the drive width should either be 24' for two lanes, or 36' for three lanes. Therefore, the PUD site plan should be revised to indicate either one or the other.

The site plan submitted indicates a proposed multi-family dwelling apartment complex, which is allowed by right in a B-2, Neighborhood Business District. Seven apartment buildings are proposed, with a total of 56 dwelling units, a community/office building, and associated amenities such as a swimming pool, picnic area, and play ground. The required dedications and revised 25' building setback line will obviously impact the location of the five apartment buildings closest to Girby Road.

Also indicated on the site plan is compliant parking providing 116 spaces. The dumpster pad is not indicated as being screened on the site plan, nor is the required fencing and gate indicated around the swimming pool area; therefore, the site plan should be revised to indicate a compliant dumpster enclosure, and a compliant fence enclosure and gate around the swimming pool area. Public sidewalks are indicated within the right-of-way.

Traffic Engineering has determined that a Traffic Impact Study would be required for this development based on the existing traffic conditions in the vicinity of the site that may be aggravated by additional development.

As the site is bordered on the North entirely by another multi-family residential development and is zoned R-3, Multi-Family Residential, a protection buffer should be illustrated; therefore, the site plan should be revised to illustrate a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance. And as the site is adjacent to R-3 zoning and use, lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance, and the site plan should be revised to provide such a note.

The site plan indicates compliance with the landscaping and tree planting requirements of the Zoning Ordinance, as well as sufficient common area based on the number of dwelling units.

Due to the various deficiencies associated with the preliminary plat and PUD site plan submitted, it is recommended that these applications be heldover to the meeting of January 3, 2013, to allow the applicant to submit a revised plat and PUD site plan addressing those deficiencies. Revisions should be submitted to Planning no later than December 17th.

RECOMMENDATION

Subdivision: Based upon the preceding, the application is recommended for holdover to the meeting of January 3, 2013, with revisions due no later than December 17th, to allow the applicant to address the following items:

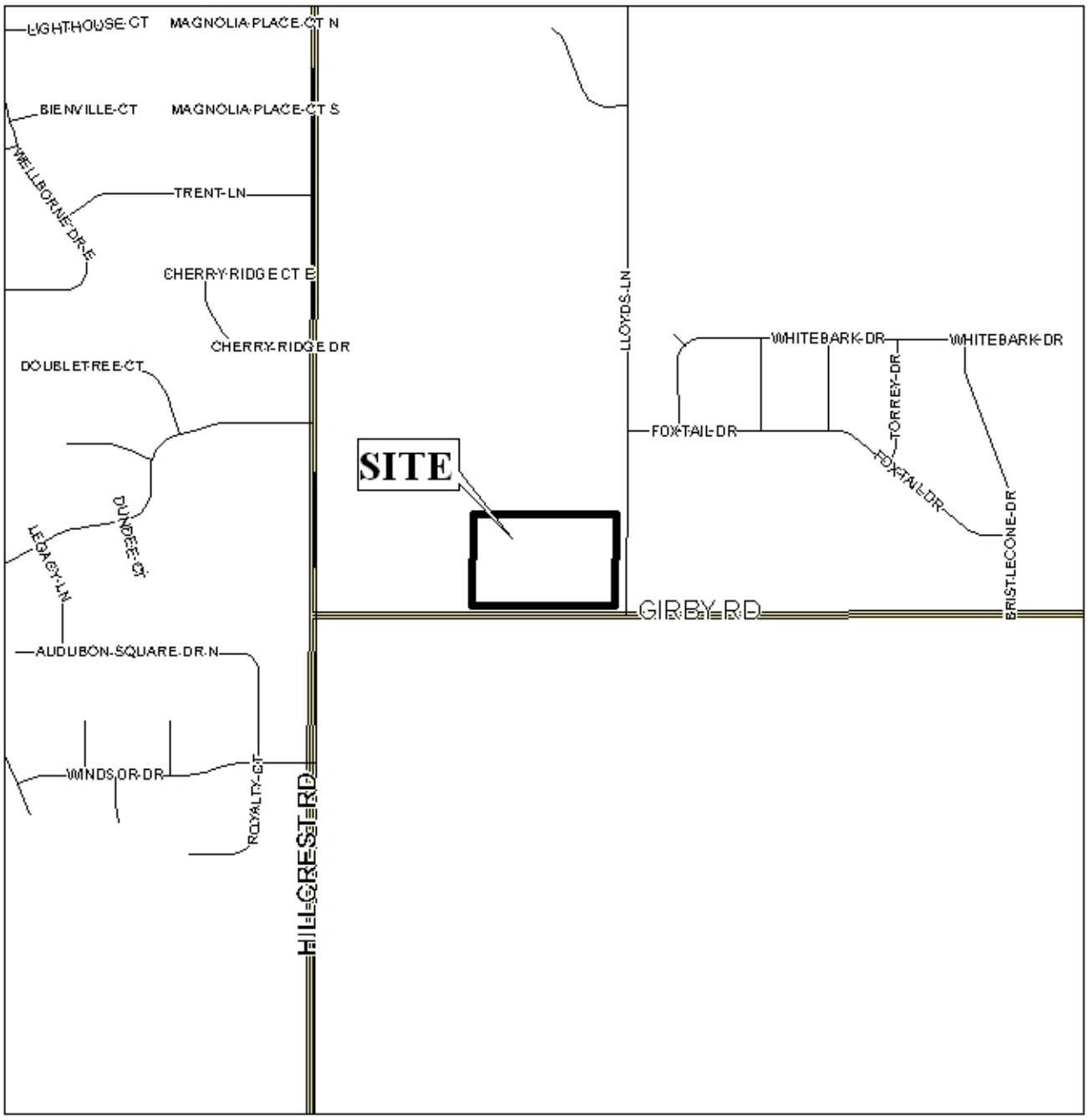
1) revision of the plat to indicate a 10’ dedication to provide 50’ from the centerline of Girby Road;
2) revision of the plat to indicate a 25’ radius corner dedication at the intersection of Girby Road and Lloyds Lane; and
3) revision of the plat to indicate the 25’ minimum building setback line along Girby Road and at the intersection of Girby Road and Lloyds Lane as measured from the required dedication.

Planned Unit Development: Based upon the preceding, this application is recommended for holdover to the meeting of January 3, 2012, with revisions due by December 17th, to allow the applicant to address the following items:

1) revision of the site plan to account for the required dedication along Girby Road and at the intersection of Girby Road and Lloyds Lane;

2) revision of the site plan to indicate the 25’ minimum building setback line as measured from the required dedications;
3) revision of the site plan to indicate compliance with the revised 25’ minimum building setback line for the five apartment buildings closest to Girby Road;
4) revision of the site plan to indicate a compliant dumpster enclosure to include screening;
5) revision of the site plan to indicate compliant fencing and gating around the swimming pool area;
6) revision of the site plan to indicate either a 24’ wide drive for two lanes, or a 36’ wide drive for three lanes, but not 30’ wide for either, per the Traffic Engineering comments;
7) submittal of a Traffic Impact Study as required by Traffic Engineering;
8) revision of the site plan to indicate a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residential use to the North; and
9) revision of the site plan to provide a note stating that lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.c of the Zoning Ordinance.

LOCATOR MAP



APPLICATION NUMBER 23 & 24 DATE December 6, 2012

APPLICANT Greystone Place Subdivision

REQUEST Subdivision, Planned Unit Development

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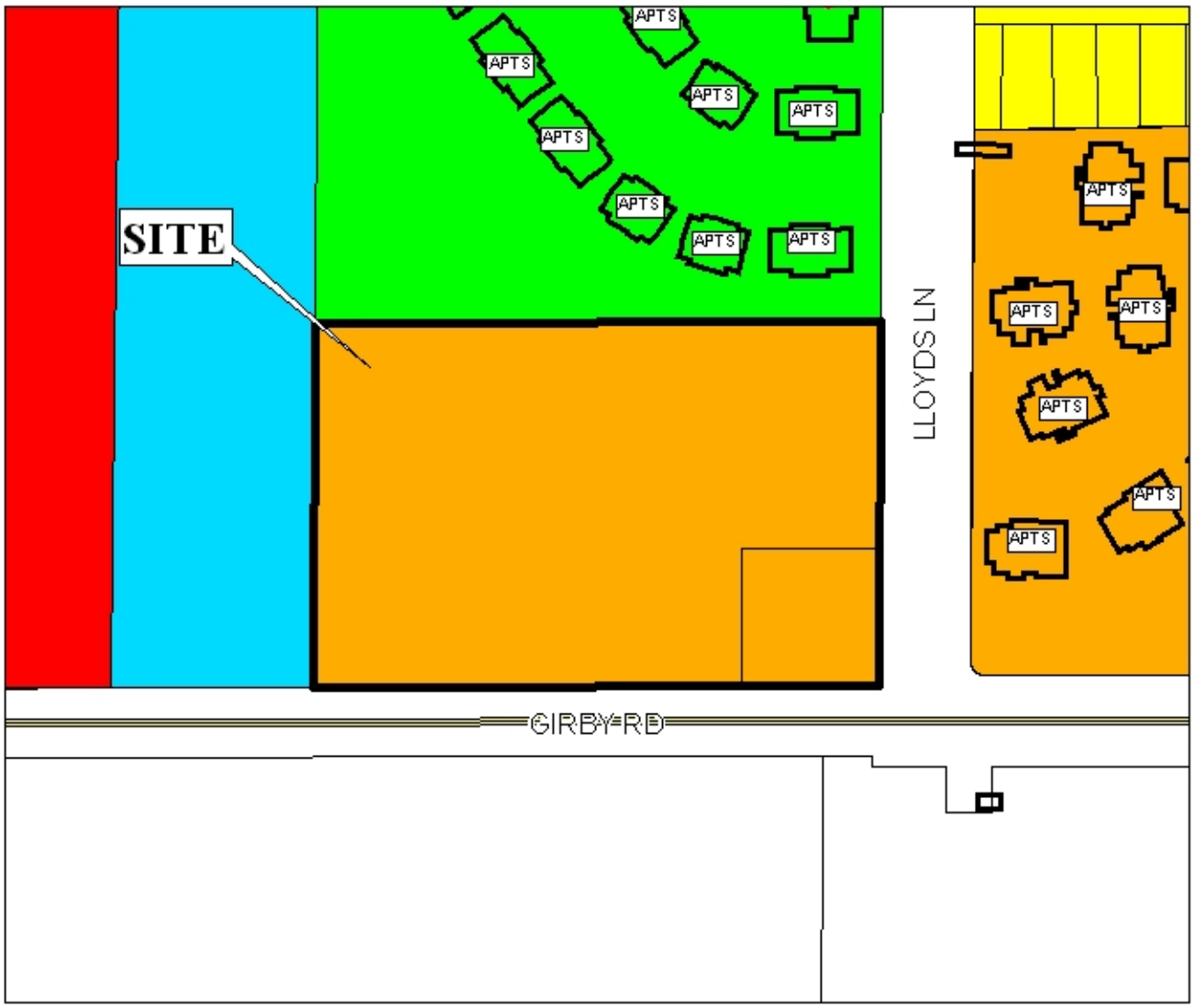
NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



Apartments are located to the north and east of the site.

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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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

Apartments are located to the north and east of the site.

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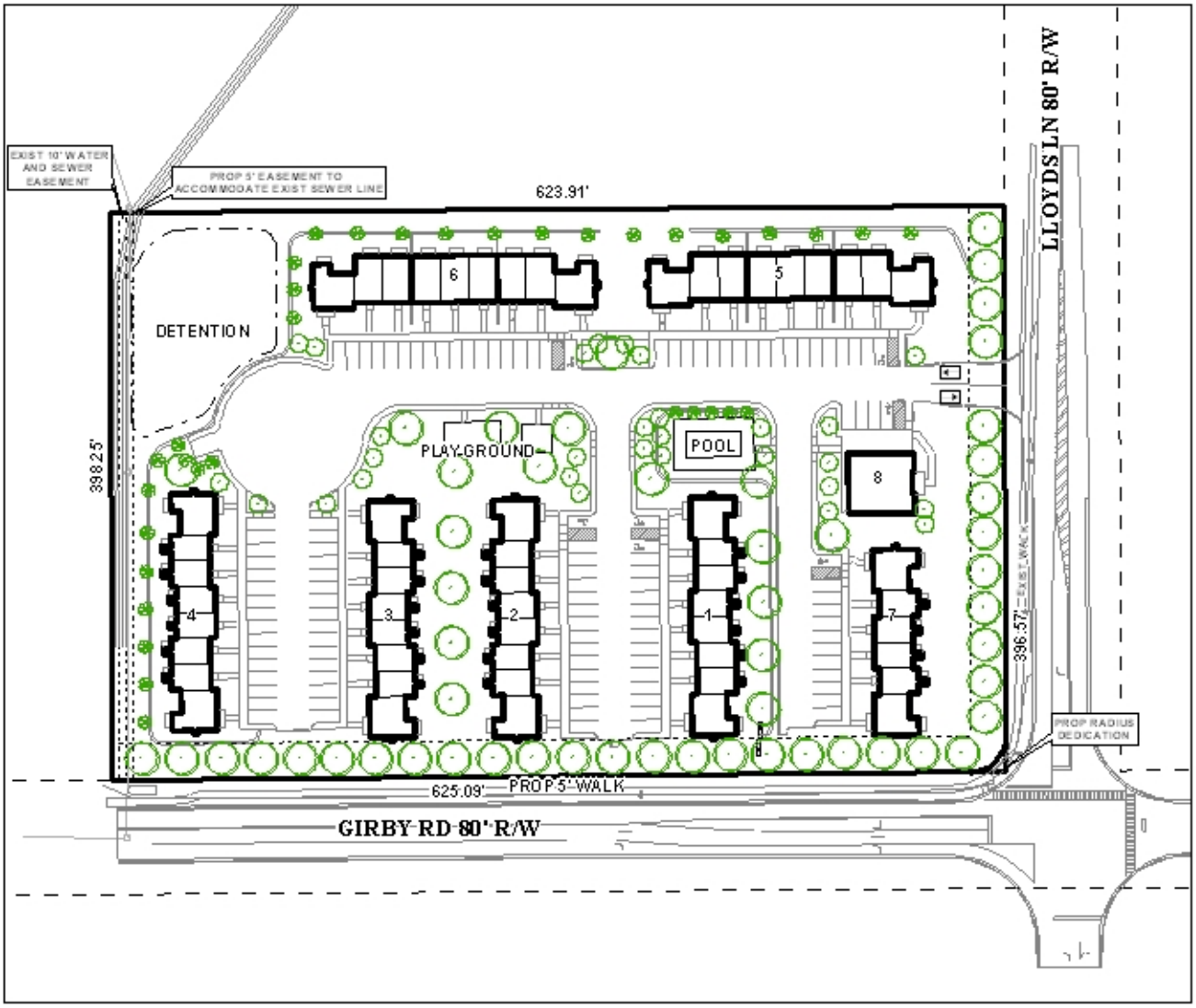
SITE PLAN



The site plan illustrates the proposed apartment complex.

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NTS