

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: March 7, 2013****DEVELOPMENT NAME**

Lenz Family Subdivision

**SUBDIVISION NAME**

Lenz Family Subdivision

**LOCATION**

East side of Rochester Place, extending to the West side of General Pershing Avenue, 105'± North of Airport Boulevard Service Road

**CITY COUNCIL****DISTRICT**

District 5

**AREA OF PROPERTY**

1-Lot /0.33± acres

**CONTEMPLATED USE**

Planned Unit Development Approval to allow a reduced front yard setback and Subdivision approval to create 1-lot.

**TIME SCHEDULE****FOR DEVELOPMENT**

Immediately upon approval

**ENGINEERING****COMMENTS**

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. 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).

**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 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.

**REMARKS**

The applicant is seeking Planned Unit Development Approval to allow a reduced front yard setback and Subdivision approval to create a legal lot of record by combining two legal lots of record. The site is located in Council District 5 and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to reduce the front yard setback from 25-feet to 17.5-feet of an proposed lot, to allow a new home to be built closer to the street, and further away from an adjacent drainage and utility easement. The applicant proposes to construct an approximately 4,300 square-foot single-family dwelling. It should be noted that ONLY a small portion of the garage will be located within this reduced setback area, and due to the unusual shape and the topography of the lot, the could be considered a development issue.

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 lot in question was created as part of a 13-lot subdivision approved by the Planning Commission at its September 7, 2000 meeting. Later, the lot was part of a combined 11-lot Subdivision and Planned Unit Development application in 2008 that was approved by the Planning Commission at its June 5, 2008 meeting as a private street subdivision.

The site is zoned R-1, Single Family Residential District, thus the single-family use is allowed by right. Furthermore, this district allows up to 35% site coverage and a 25-foot front yard setback, 20-foot combined side yard and 8-foot rear yard setbacks. The only change to the standard allowances is to reduce the 25-foot front yard setback to 17.5-feet, to allow the proposed house to be built further away from the drainage easement.

The site plan indicates an approximately 4,300 square foot single-family dwelling with complying setbacks except the front setback which is the purpose of this application. It should be noted that since the site has limited frontage on a cul-de-sac, it should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The site plan also does not depict any equipment associated with air conditioning and/or generators units. Typically the condensers and generator are located outside, and in floodzones, the equipment must be elevated. The site plan should be revised to depict any exterior HVAC equipment, generators, etc., which might be prone to location in required setbacks: any ancillary equipment greater than 3-feet in height cannot be located within a required front, side or rear yard setback.

If the front setback is reduced to 17.5-feet, as requested, a corresponding increase in the rear yard setback might be appropriate. The site plan submitted depicts side and rear yard setbacks of 12-feet and 8-feet. The applicant does provide a 20-foot rear yard setback in order to discourage any construction near the easement.

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**

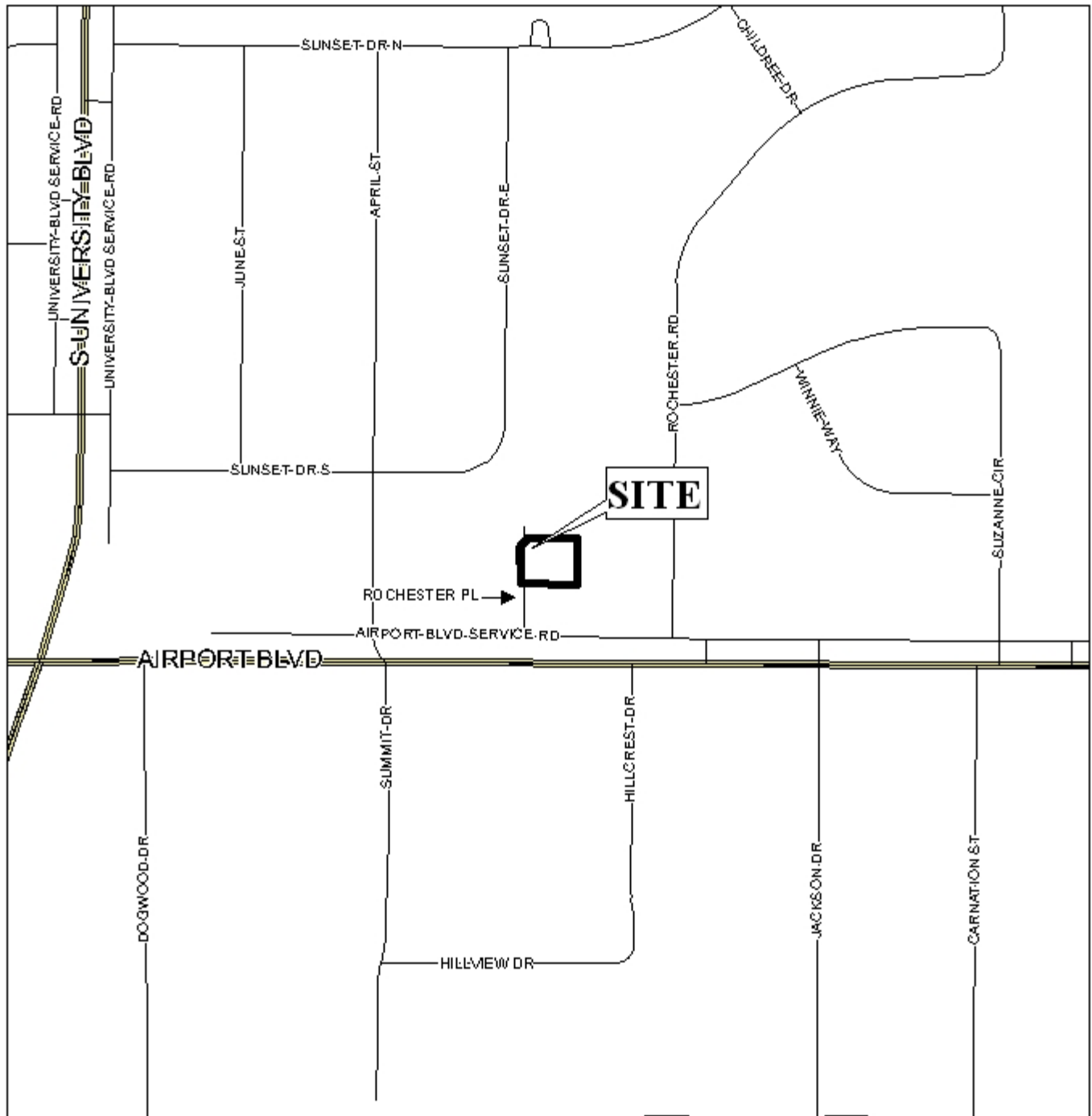
**Subdivision:** Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. 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).*);
- 2) placement of a note on the Final plat that the lot is limited to one (1) curb-cut, with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards;
- 3) depiction and labeling of the 17.5-foot minimum building setback line on the Final Plat;
- 4) labeling of the lot size in square feet on the Final Plat;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) 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*);
- 7) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat; and
- 8) recording of the Final Plat prior to any request for permits.

**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 depict and label a front setback of 17.5-feet, 20-feet combined side yard setbacks, a rear yard setback of 10 feet, and a maximum site coverage of 35%;
- 2) compliance with Engineering comments (*1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. 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) placement of a note on the site plan that the lot is limited to one (1) curb-cut, with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards
- 4) revision of the site plan to depict any HVAC, generators or similar items that will be placed on site, to ensure that they meet all required setbacks;
- 5) labeling of the lot size in square feet on the site plan;
- 6) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) 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*); and
- 8) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat.

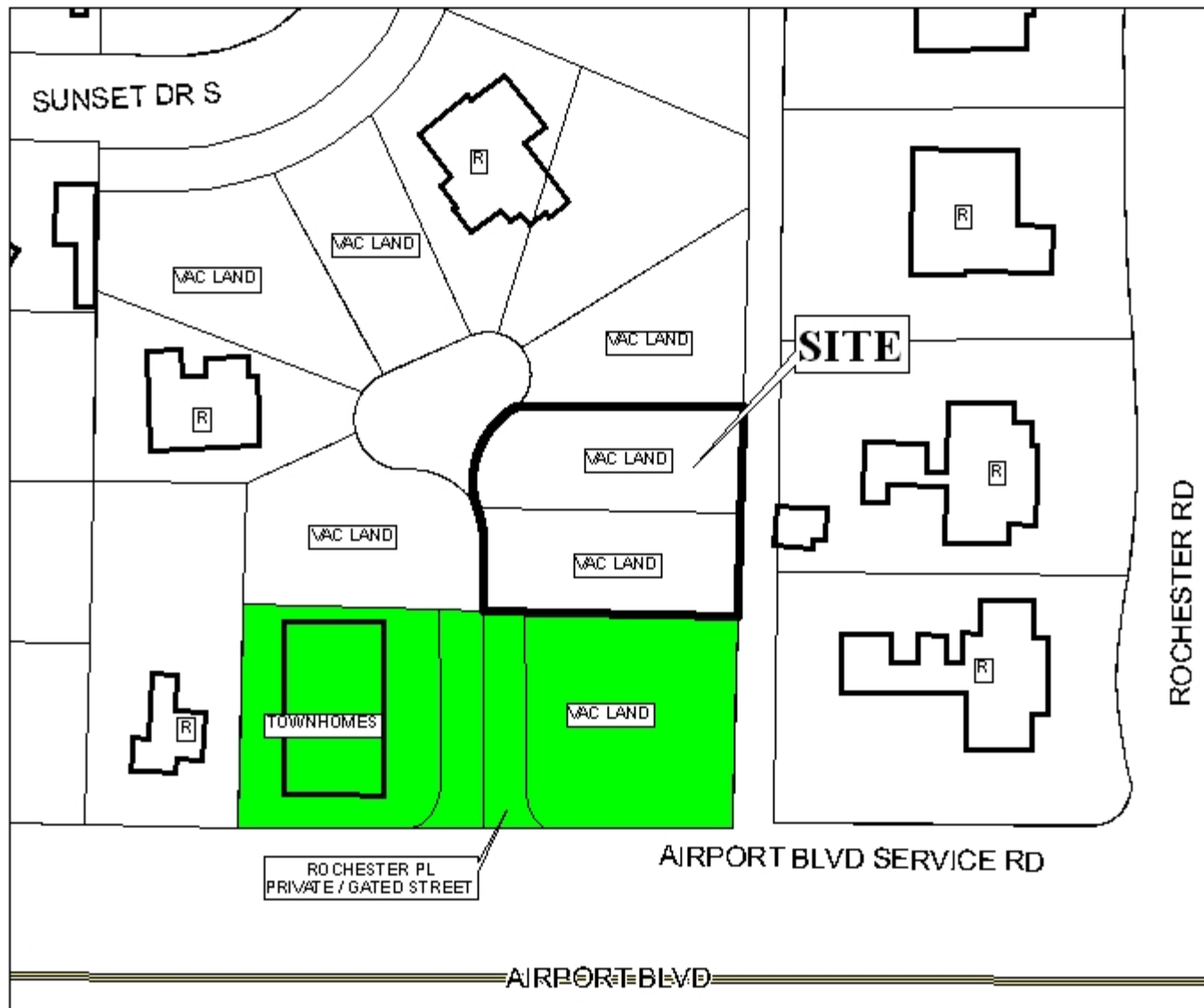
# LOCATOR MAP



APPLICATION NUMBER 23 & 24 DATE March 7, 2013  
APPLICANT Lenz Family Subdivision  
REQUEST Subdivision, Planned Unit Development

N  
NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Townhomes are located to the south of the site. Single-family residences are located to the north, west, and east of the site.

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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

N  
  
 NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

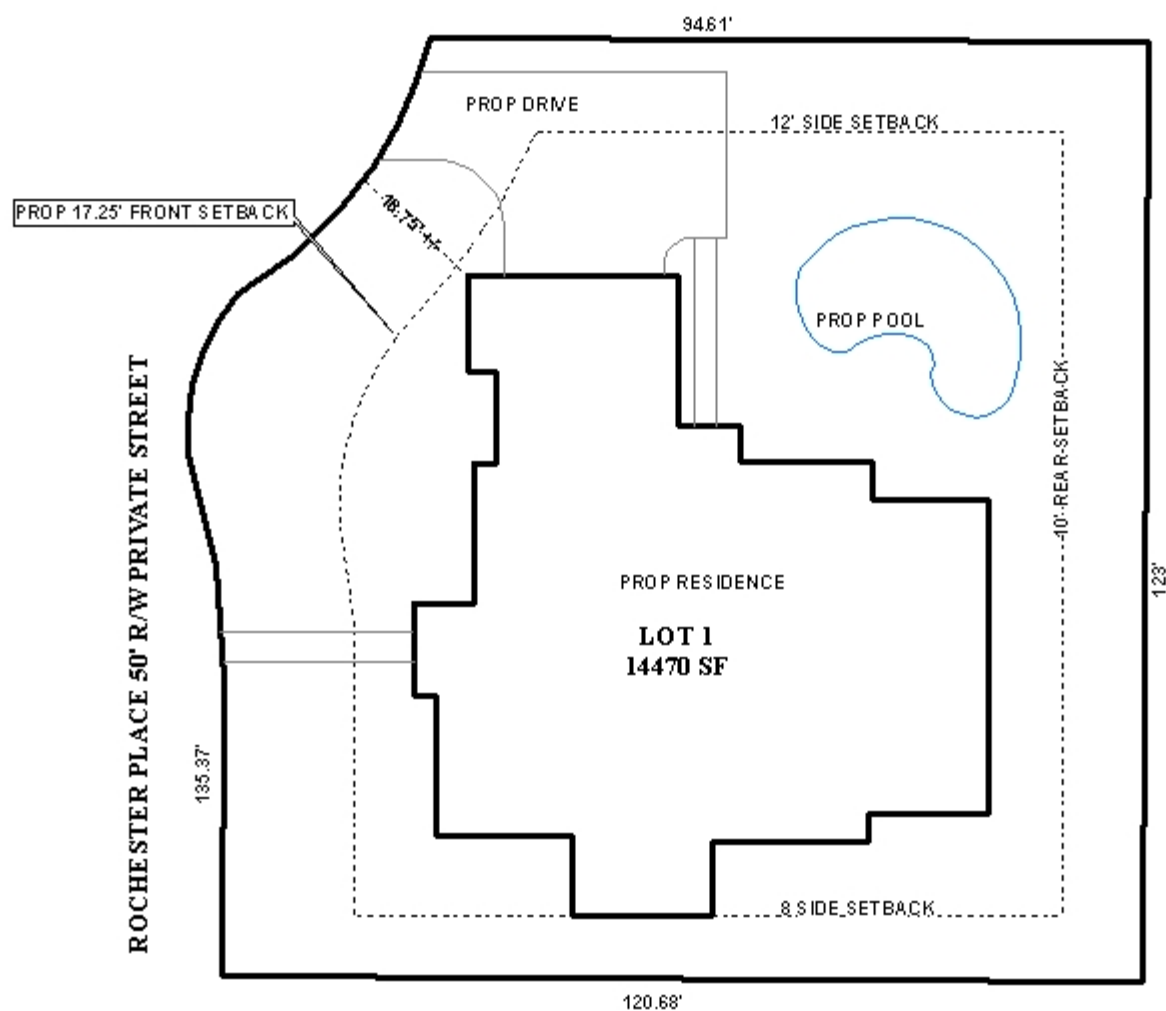


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N  
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# SITE PLAN



The site plan illustrates the proposed residence and setbacks.

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N  
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