

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: July 11, 2013****DEVELOPMENT NAME**

Jerome Ehlen

LOCATION6448-A Cedar Bend Court
(North side of Cedar Bend Court, 560 ± West of Hillcrest Road)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-3, Multi-family Residential

AREA OF PROPERTY

1 Lot / 0.14 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks and increased site coverage.

**TIME SCHEDULE
FOR DEVELOPMENT**

Pending Planning Commission Approval

**ENGINEERING
COMMENTS**

No Comments

**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 requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks and increased site coverage.

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.

A Planned Unit Development for Cedar Bend 2nd and 3rd Addition was approved by the Planning Commission in 1982. A subsequent Planned Unit Development was approved in 1984. The original PUD included approvals for zero lot line homes, including this lot; the PUD site plan illustrates a 15' side yard setback located on the West of the property, and a 0' side yard setback located on the East of the property.

Since the PUD approval, many homes have been built with side yard setbacks other than as originally stated in the PUD. The house in question was constructed in 1983 with a 10.5' side yard setback on the West and 10' on the East. It appears that between 2006 and 2010 a storage shed was then added without a permit in the side yard setback on the East side of the property allowing only 4.5' feet from the structure to the property line.

The lot is 6,095 square feet and the existing house, porch, and shed are approximately 1,520 square feet. This request is specifically to allow a 240 square foot carport to be placed 5' from the west property line. The proposed carport would be far enough back that there would be no additional structures in that area. Furthermore, due to the fact that there is not a structure on the adjacent property, amending the side yard setbacks for this lot would not be consequential.

The applicant is also requesting an increase in site coverage; however, the site is currently at 25% and with the proposed carport will only be 29%, well below the 35% allowed in a single-family residential district and the 45% in a multi-family residential district.

It should be noted that the existing wooden deck and wooden fence appear to cross the property line and no permits have been issued for the wooden deck. The proper procedure regarding a submittal for and after the fact building permit will be required for both the existing shed as well as the existing wooden deck.

RECOMMENDATION

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

- 1) compliance with Fire Department comments: *All projects within the City of Mobile Fire Jurisdiction must comply with requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*
- 2) note on final plat stating driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) application for building permit for existing wooden deck; and
- 4) application for building permit for existing shed.

LOCATOR MAP



APPLICATION NUMBER 23 DATE July 11, 2013
APPLICANT Jerome Ehlen
REQUEST Planned Unit Development

N
NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use.

APPLICATION NUMBER 23 DATE July 11, 2013

APPLICANT Jerome Ehlen

REQUEST Planned Unit Development

LEGEND

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|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
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| 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

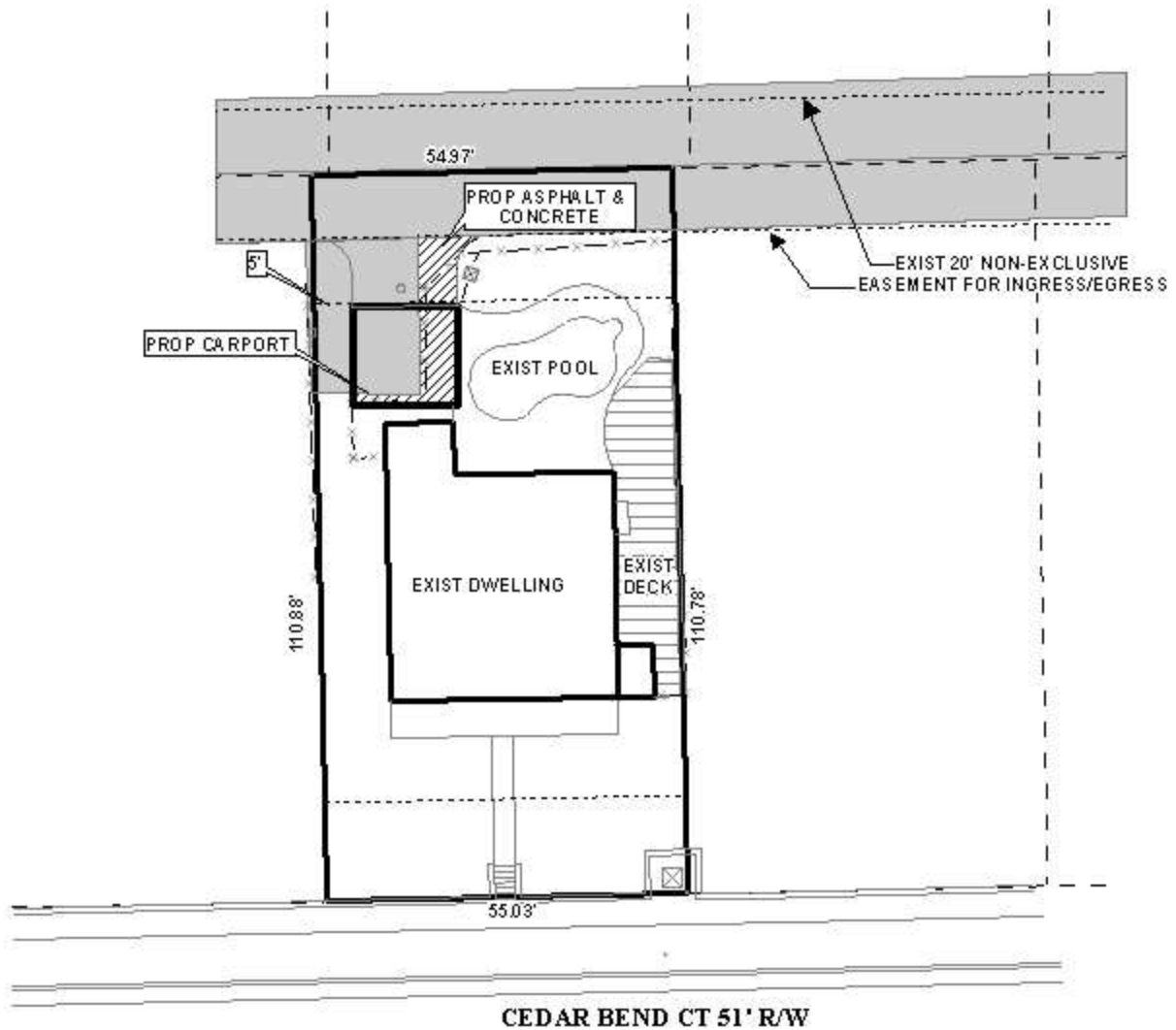


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SITE PLAN



The site plan illustrates the proposed carport and driveway expansion.

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