

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: December 6, 2007****DEVELOPMENT NAME**

Daniel L. Wilkins

SUBDIVISION NAME

Persons-Wilkins Subdivision, Resubdivision of Lot 1

LOCATION

South side of Blue Heron Ridge, 660'± East of Skywood Drive.

**CITY COUNCIL
DISTRICT**

Council District 4

**PRESENT
ZONING DISTRICT**

R-1, Single-Family Residential

AREA OF PROPERTY

1 lot / 0.2± acres

CONTEMPLATED USE

Subdivision and Planned Unit Development Approval to amend a previously approved Planned Unit Development to increase maximum site coverage to 40%.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Subdivision and Planned Unit Development Approvals to increase the site coverage of the lot to 40%. Both Subdivision and Planned Unit Development applications are required to amend the original approvals. The site is located in Council District 4, and according to the applicant is served by city water and sanitary sewer facilities.

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.

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 originally approved Planned Unit Development did not propose increased site coverage for the lots within the subdivision. However, several of the lots have since been resubmitted to alter setbacks and site coverage. The proposed increase is minor and would be in character with many other lots within the subdivision. In addition, documentation should be provided that the existing drainage system/detention is adequate to handle the increased site coverage requested, and the PUD site plan should be revised to clearly state 40% maximum site coverage for the lot.

The lot has approximately 70' of frontage along Blue Heron Ridge. As a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Blue Heron Ridge.

No dimensions or setbacks are being changed (7' side yard setbacks, 25' front and rear yard setbacks). However, the recorded plat specifies 35% site coverage, for which this new application has been submitted to amend. The preliminary plat already states the allowed maximum site coverage as 40%.

RECOMMENDATION

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

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat;
- 2) placement of a note on the final plat stating that the site is limited to one curb cut to Blue Heron Ridge, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) provision of a revised PUD site plan prior to signing the final plat;
- 4) full compliance with all municipal codes and ordinances; and
- 5) subject to City Engineering comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

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

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat;
- 2) revision of the PUD site plan to clearly state 40% maximum site coverage for the lot;
- 3) provision of the revised PUD site plan prior to signing the final subdivision plat;
- 4) completion of the Subdivision process;
- 5) full compliance with all municipal codes and ordinances; and
- 6) subject to City Engineering comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



APPLICATION NUMBER 24 & 25 DATE May 15, 2008

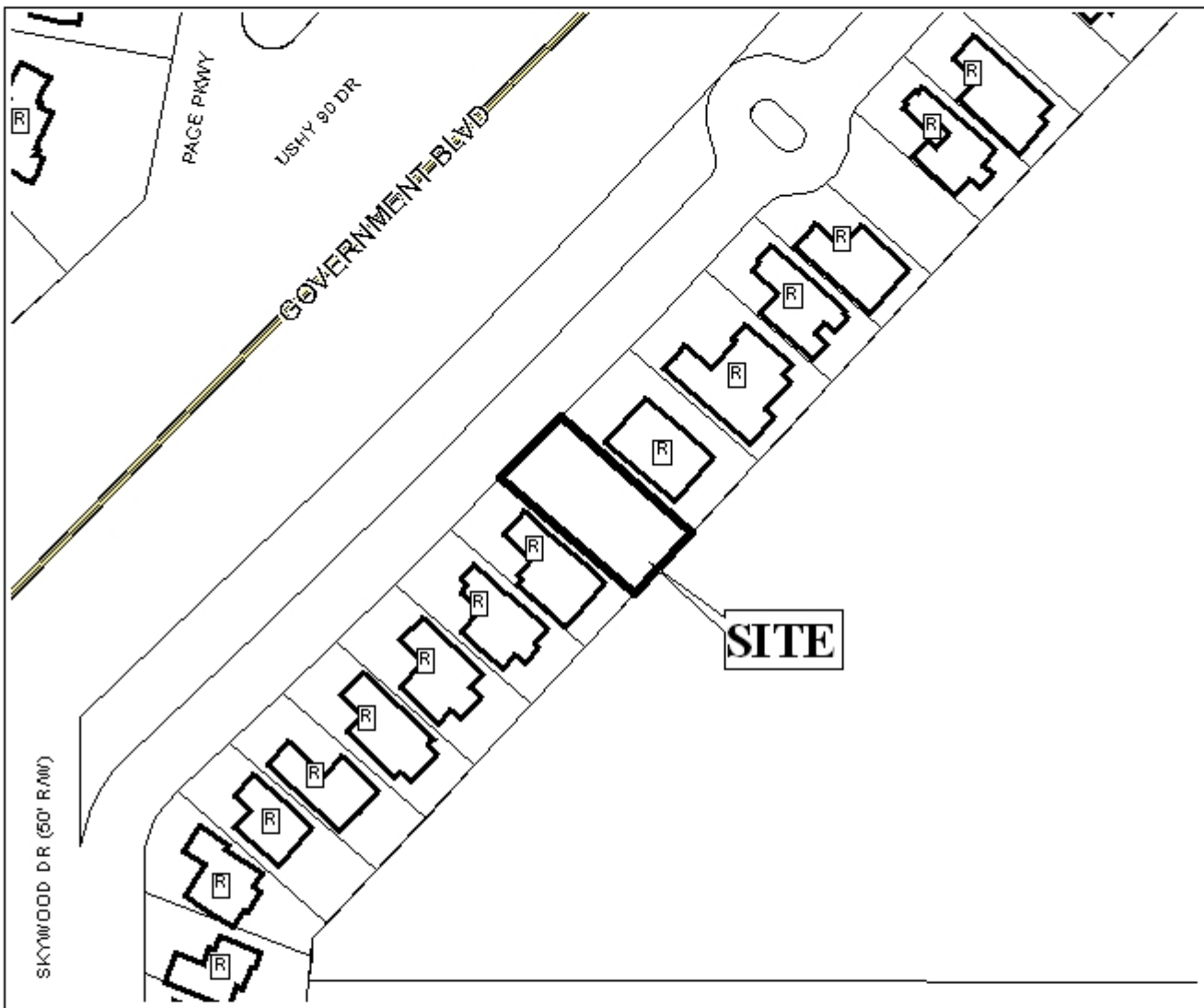
APPLICANT Persons-Wilkins Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

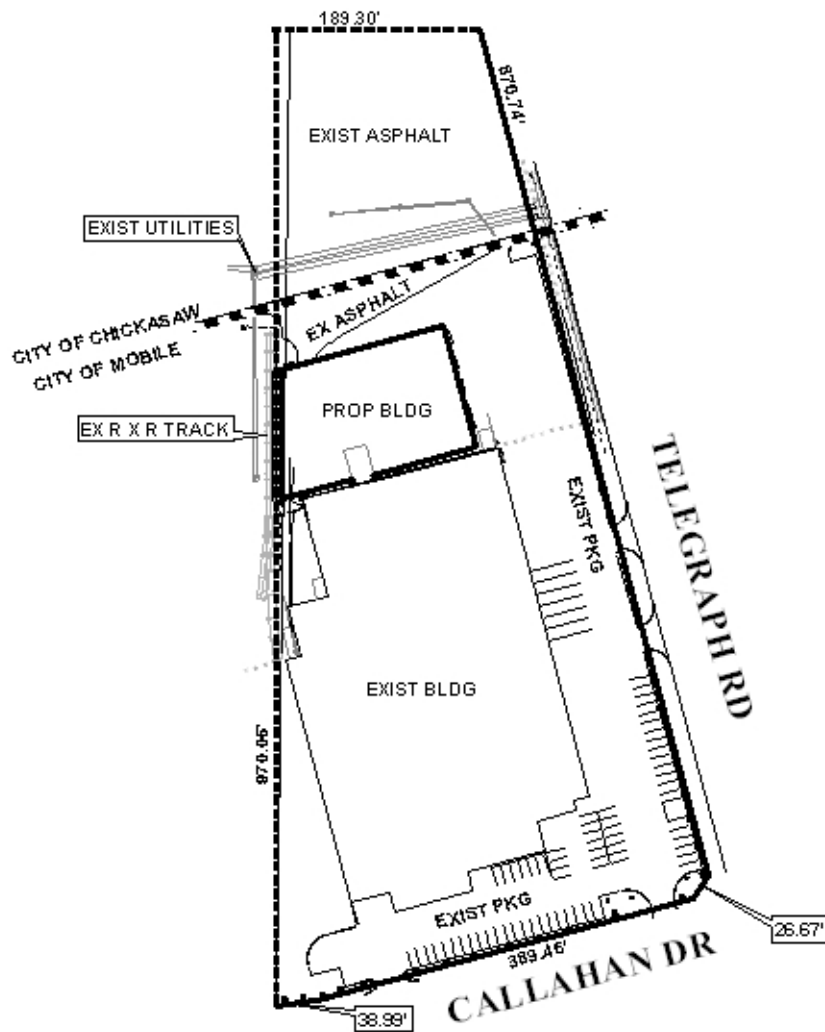
APPLICATION NUMBER 24 & 25 DATE May 15, 2008
 APPLICANT Persons-Wilkins Subdivision, Resubdivision of Lot 1
 REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----



SITE PLAN



The site plan illustrates the existing infrastructure and proposed building addition

APPLICATION NUMBER 22 & 23 DATE May 15, 2008
 APPLICANT Baldwin Transfer Subdivision
 REQUEST Subdivision, Planned Unit Development



NTS