

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 24, 2008****DEVELOPMENT NAME**

Grandview Apartments

SUBDIVISION NAME

Grandview Apartments Subdivision

LOCATION

6151 Marina Drive South
(East side of Marina Drive South at the mouth of Dog River).

**CITY COUNCIL
DISTRICT**

District 4

AREA OF PROPERTY

lots 2/ 16.1± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking, and Subdivision Approval to create 2 lots.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate/Existing for Lot 2.

ENGINEERING**COMMENTS**

Site is located in a VE Zone, therefore; per FEMA Regulations, neither fill nor grading allowed without a CLOMR. Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.

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 Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking, and Subdivision Approval to create 2 lots. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The purpose of the applications is to subdivide what once was an eleven (11) building apartment complex into two lots, which will be barricaded from one another and each with a separate entrance. The site was heavily damaged during Hurricane Katrina, and five (5) of the eleven (11) buildings have been razed. The remaining six (6) buildings will be on proposed Lot 2; hence the applications for subdivision and PUD.

The subdivision portion of this request was heldover from the June 19 meeting to allow the applicant an opportunity to submit the accompanying PUD and to revise the plan to illustrate access to Marina Drive South for both lots (instead of Lot 2 accessing Bay Road, a substandard minor residential street). Access to the site since development has been via Marina Drive South.

The applicant has submitted the PUD; however, the plan was not revised to eliminate the access to Bay Road. In lieu of that revision, the applicant has provided a statement indicating an intent to build Bay Road to County standards, if approved. Construction of Bay Road would improve the situation, however there is still concern of having the sole access to a multi-family development such as this via a minor residential street. While the plan indicates a driveway to Bay Road N, it appears that the gravel from Bay Road N is not a formal driveway, but simply extends gravel within the site to the existing parking lot. In fact, this access to Bay Road appears to be recent in that it did not exist in 2002. City of Mobile aerials from that year clearly illustrate a dumpster where this “drive” is now located. Further, while not as clear, the 1997 aerials appear to show the same dumpster location.

The number of units on proposed Lot 2 would not generally generate the need for a traffic impact study, however, the location and access to the development is a concern. Therefore, the proposed development should be required to submit a Traffic Impact Study to allow Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed. (a traffic Impact study was not referenced in the previous report because the recommendation was to eliminate the access to Bay Road).

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.

Given the concerns raised about access to proposed Lot 2, under normal circumstances the applications would be recommended for holdover to allow the submission of a Traffic Impact Study OR revision of the plan to illustrate that access be limited to Marina Drive South. However, as the subdivision has already been heldover, it must be acted upon unless the applicant requests another holdover. Further, as stated previously, one of the reasons for the original holdover was to revise the plat to eliminate access to Bay Road North – eliminating the generation of additional traffic along a minor residential street.

The applicant's engineer met with staff during the holdover period and some discussion was held regarding the potential of construction of Bay Road North. While no determination was made during that meeting, further review does not find that such access would be beneficial or appropriate for those neighboring properties along Bay Road North.

RECOMMENDATION

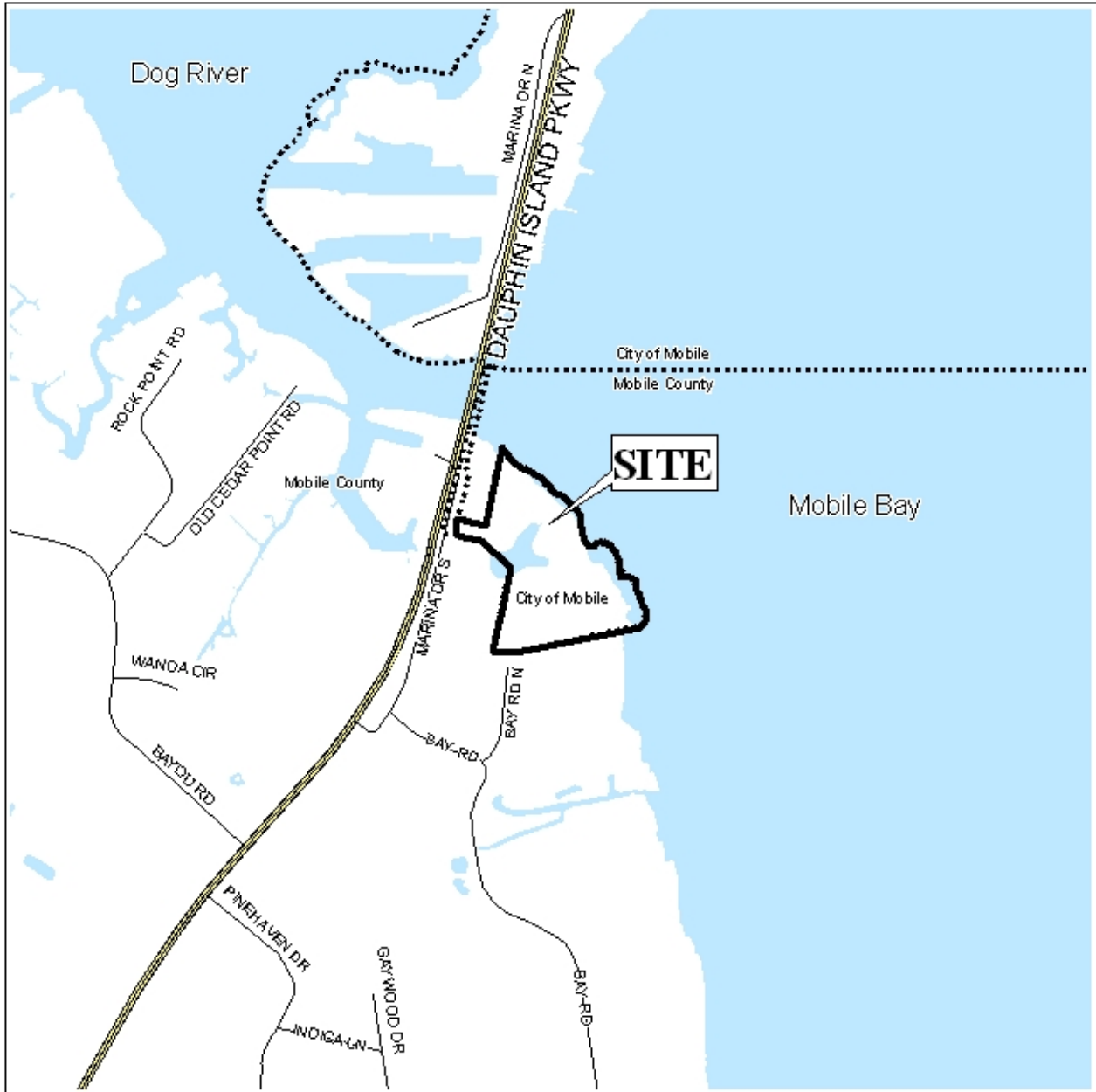
Subdivision: Based upon the preceding, this application is recommended for Denial for the following reasons:

1. substandard access (Bay Road N) to the site is not appropriate for the development;
2. the subdivision does not promote orderly development based on access via a minor residential street;
3. approval of the subdivision would create a violation of the Zoning Ordinance if the accompanying PUD is not approved.

Planned Unit Development: Based upon the preceding, this application is recommended for denial for the following reasons:

1. access as provided generates excess traffic along minor residential streets in residential districts outside the PUD
2. substandard access (Bay Road N) to the site is not appropriate for the development;

LOCATOR MAP



APPLICATION NUMBER 26 & 27 DATE July 24, 2008

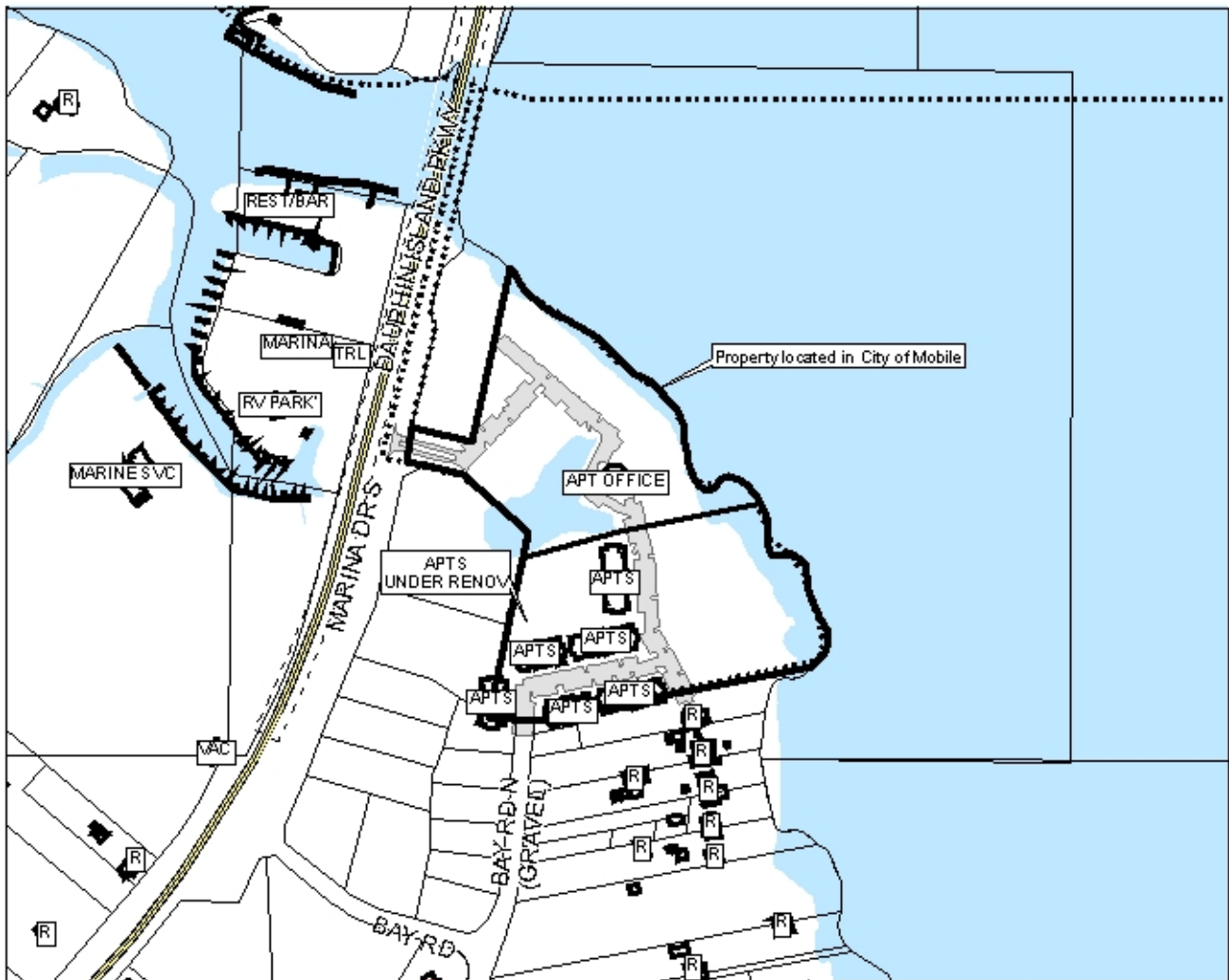
APPLICANT Grandview Apartments Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the west of the site.
Residential sites are located to the south of the site.

APPLICATION NUMBER 26 & 27 DATE July 24, 2008

APPLICANT Grandview Apartments Subdivision

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

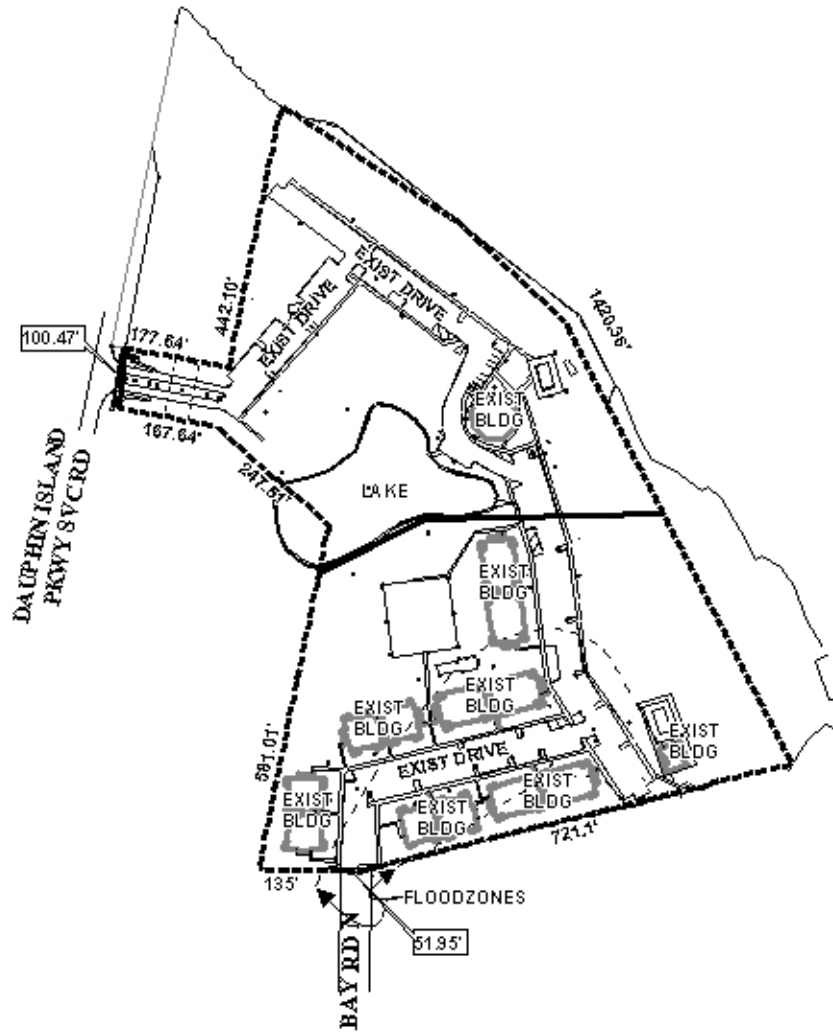


Commercial sites are located to the west of the site.
Residential sites are located to the south of the site.

APPLICATION NUMBER 26 & 27 DATE July 24, 2008
APPLICANT Grandview Apartments Subdivision
REQUEST Subdivision, Planned Unit Development

N
NTS

SITE PLAN



The site plan illustrates the existing buildings, drives, and proposed lot configuration

APPLICATION NUMBER 26 & 27 DATE July 24, 2008
 APPLICANT Grandview Apartments Subdivision
 REQUEST Subdivision, Planned Unit Development

