

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: January 17, 2008**

<u>DEVELOPMENT NAME</u>	Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12
<u>SUBDIVISION NAME</u>	Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12
<u>LOCATION</u>	Southeast corner of Hillcrest Road and Hillcrest Trace Drive
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	1 Lot/ 0.2+ Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a further reduced side street setback, and Subdivision approval for 1 lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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). The placement of a note on the Final Plat stating that the 54-inch live oak be preserved and given preservation status.
<u>FIRE DEPARTMENT COMMENTS</u>	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 amend a previously approved Planned Unit Development to allow the street side setback to be reduced from 20-feet to 10-feet in a zero-lot line single-family residential subdivision, and Subdivision approval. The site is located in Council District 6 and served by public water and sanitary sewer.

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 site fronts Hillcrest Road which has an existing 100-feet of right-of-way, meets the requirements of the Major Street Component of the Comprehensive master Plan, and Hillcrest Trace Drive is a minor street with 50-feet of right-of-way, compliant with Section V.B.14. of the Subdivision Regulations.

The site was approved as a 12-lot, zero-lot line, Planned Unit Development in 2001. In 2003 the PUD and Subdivision was submitted and approved reducing the front setback along Hillcrest Trace Drive from 25-feet to 20-feet, and increasing the site coverage of each lot from 35% to 55%.

Regarding the proposed building setbacks, 20-feet is proposed for the front yard setback, while 10-feet is proposed as the street-side side yard setback. As a 20-foot side yard setback for corner lots is allowed by the Zoning Ordinance, but not by the Subdivision Regulations, the Subdivision Regulation requirements should not be waived in favor of the requested setbacks. The corner lot side-yard setback should remain as approved due to proximity to Hillcrest Road, a major street. It should be noted that Lot 1, directly across from the site has complied with the 20-foot setback along Hillcrest Road.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for denial.

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

LOCATOR MAP



APPLICATION NUMBER 26 & 27 DATE January 17, 2008

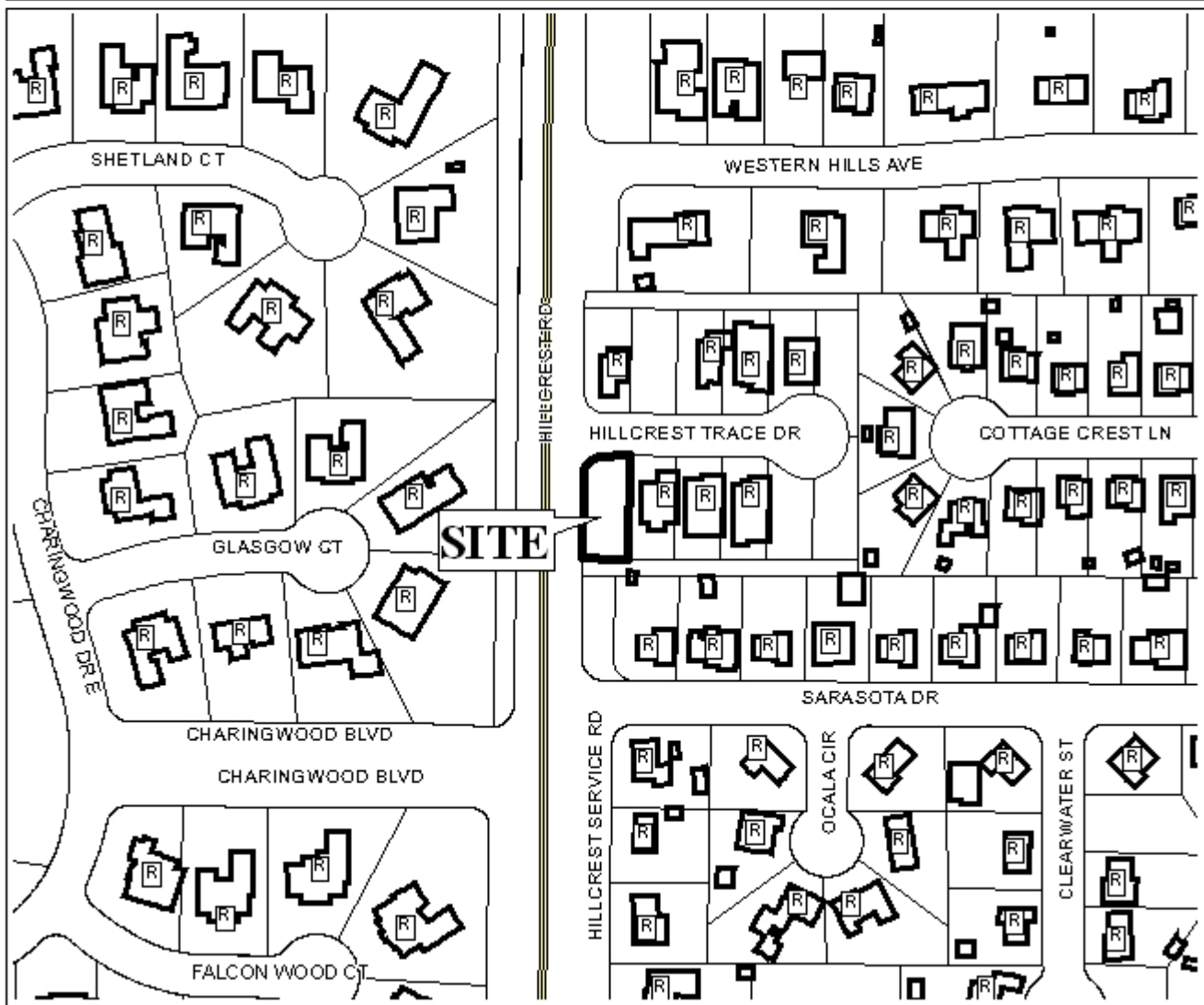
APPLICANT Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



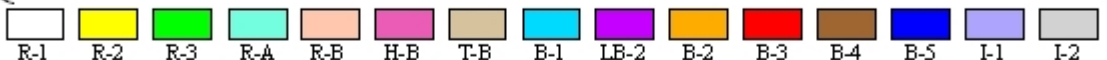
This site is surrounded by residential landuse.

APPLICATION NUMBER 26 & 27 DATE January 17, 2008

APPLICANT Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12

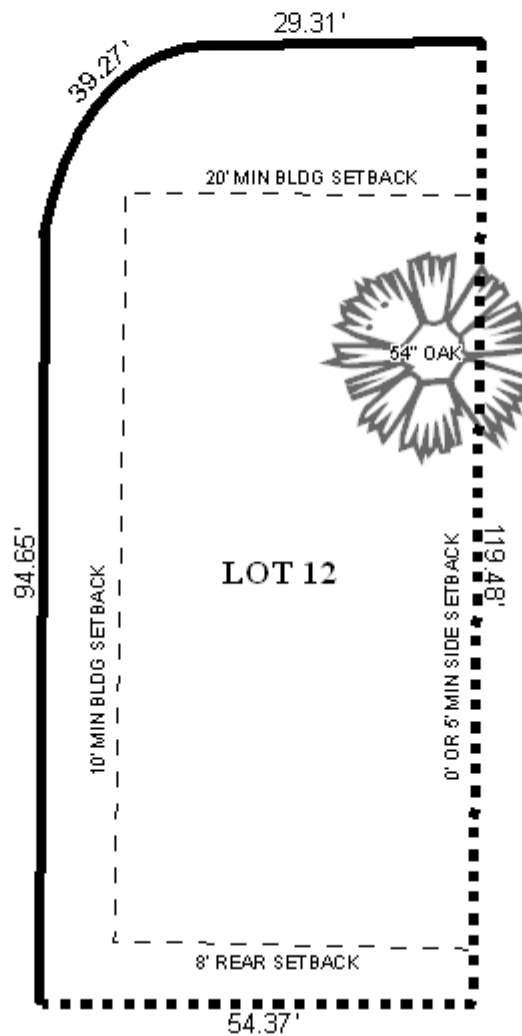
REQUEST Subdivision, Planned Unit Development

LEGEND



NTS

SITE PLAN



This site illustrates proposed lot configuration.
No improvements are shown, if any exist.

APPLICATION NUMBER 26 & 27 DATE January 17, 2008
APPLICANT Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12
REQUEST Subdivision, Planned Unit Development



NTS