

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: August 17, 2006****LOCATION**

West Hill Subdivision

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West terminus of Hilltop Drive South

**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY

11 Lots / 3.1+ Acres

CONTEMPLATED USE

Single-family residential homes with reduced lot widths and sizes, reduced building setbacks, and increased site coverage (45%)

**TIME SCHEDULE
FOR DEVELOPMENT**

None stated

**ENGINEERING
COMMENTS**

Must confirm adequate storm water detention is available for increase in site coverage. 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, 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). Preservation status is to be given to the 55" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

**FIRE DEPARTMENT
COMMENTS**

All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is requesting Subdivision and Planned Unit Development approval to create an 11-lot, single-family subdivision on a new cul-de-sac, with reduced lot widths and sizes, reduced building setbacks, and increased site coverage.

The site has twice previously received Subdivision and PUD approval for similar configurations; those approvals have since expired and a new request is required.

Regarding the proposed subdivision, the plat illustrates 11 proposed lots and a common detention area, located at the terminus of Hilltop Drive South, which has a 50-foot right-of-way. Construction of a cul-de-sac for Hilltop Drive South is part of this proposal; construction and dedication of the new streets to City Engineering standards would be required prior to signing the final plat. There is no access to the detention area from a public street; access should be provided, and a note required on the final plat stating that maintenance of the common detention area will be property owners' responsibility.

The plat shows a 15-foot front yard setback, and standard 8-foot rear setbacks. Eight of the 11 lots are illustrated with zero-lot lines on one side and 8-foot setbacks on the other. Five are less than the 60 feet wide typically required, with between 50 and 57 feet at the building setback line. The final plat should scale the setbacks shown, as some appear to be less than 8 feet. In addition, due to the number of easements that would supersede the reduced setbacks, the enlarged depictions of the lots should read "Typical Setbacks, Lots 1-5" and "Typical Setbacks, Lots 8-11", rather than seeming to absolutely depict the setbacks for those lots.

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.

While some lots within this subdivision would be more densely developed than existing development in the Hilltop Subdivision, the overall development would meet the density requirements for an R-1 district (excluding detention and streets). Provided that the detention can accommodate the greater site coverage of 45%, this request would appear appropriate.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) compliance with Engineering comments (Must confirm adequate storm water detention is available for increase in site coverage. 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.); 2) compliance with 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). Preservation

status is to be given to the 55" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); 3) construction and dedication of the new street to City Engineering standards; 4) revision of the site plan to show direct access to the common detention area from the street; 4) placement of a note on the revised site plan stating the approved maximum site coverage for each lot in percentage and square feet; 5) that the setbacks be scaled on the revised site plan, and that the enlarged depictions be described as "typical setbacks"; 6) completion of the Subdivision process; and 7) full compliance with all other municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) compliance with Engineering comments (Must confirm adequate storm water detention is available for increase in site coverage. 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.); 2) compliance with 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). Preservation status is to be given to the 55" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); 3) construction and dedication of the new street to City Engineering standards; 4) revision of the final plat to show direct access to the common detention area from the street; 4) placement of a note on the final plat stating the approved maximum site coverage for each lot in percentage and square feet; 5) that the setbacks be scaled on the final plat, and that the enlarged depictions be described as "typical setbacks"; and 6) provision of a revised PUD site plan to Urban Development prior to signing the final plat.

LOCATOR MAP

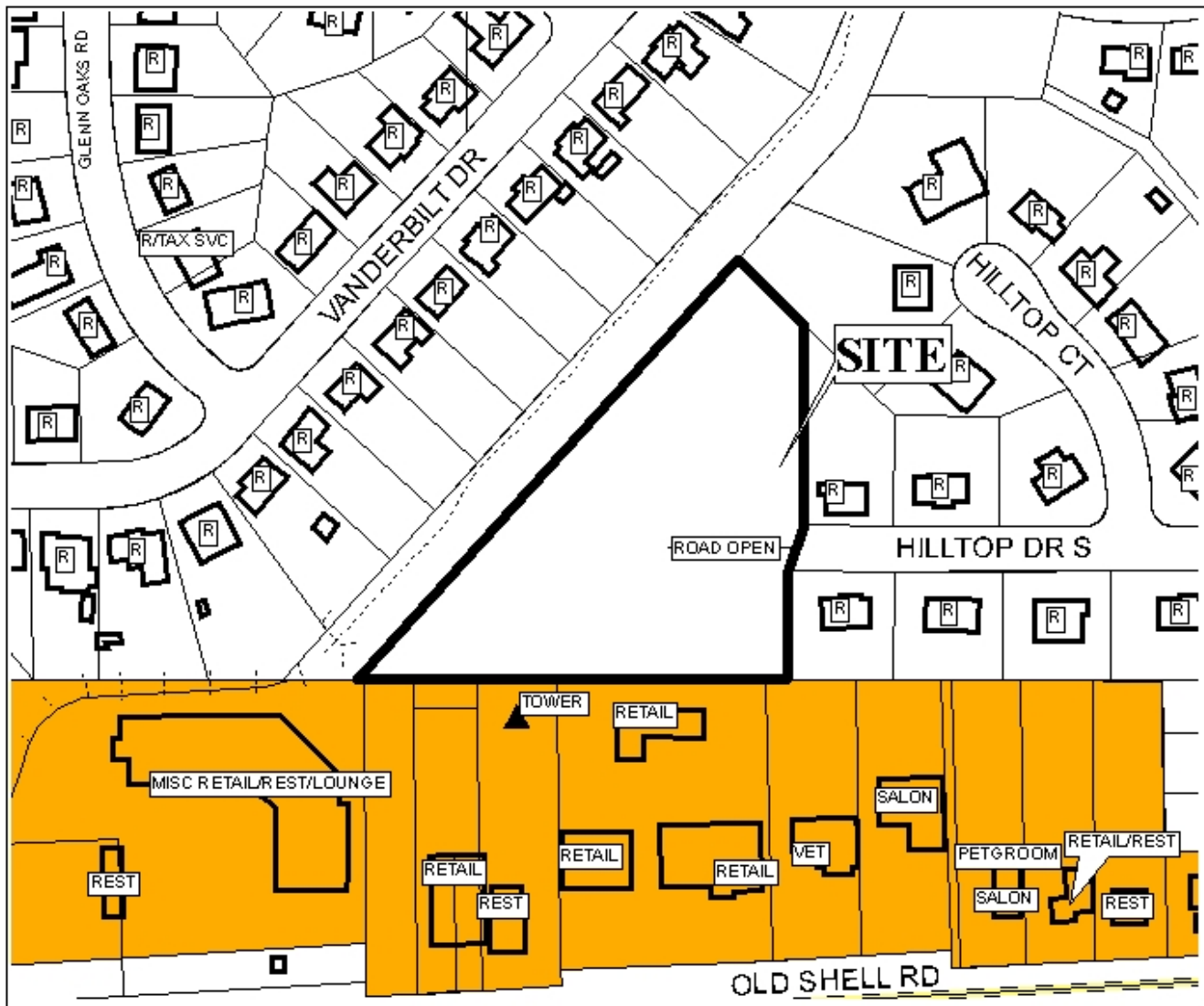


APPLICATION NUMBER 26 & 27 DATE August 17, 2006
APPLICANT West Hill Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north, west, and east of the site. Commercial sites are located to the south of the site.

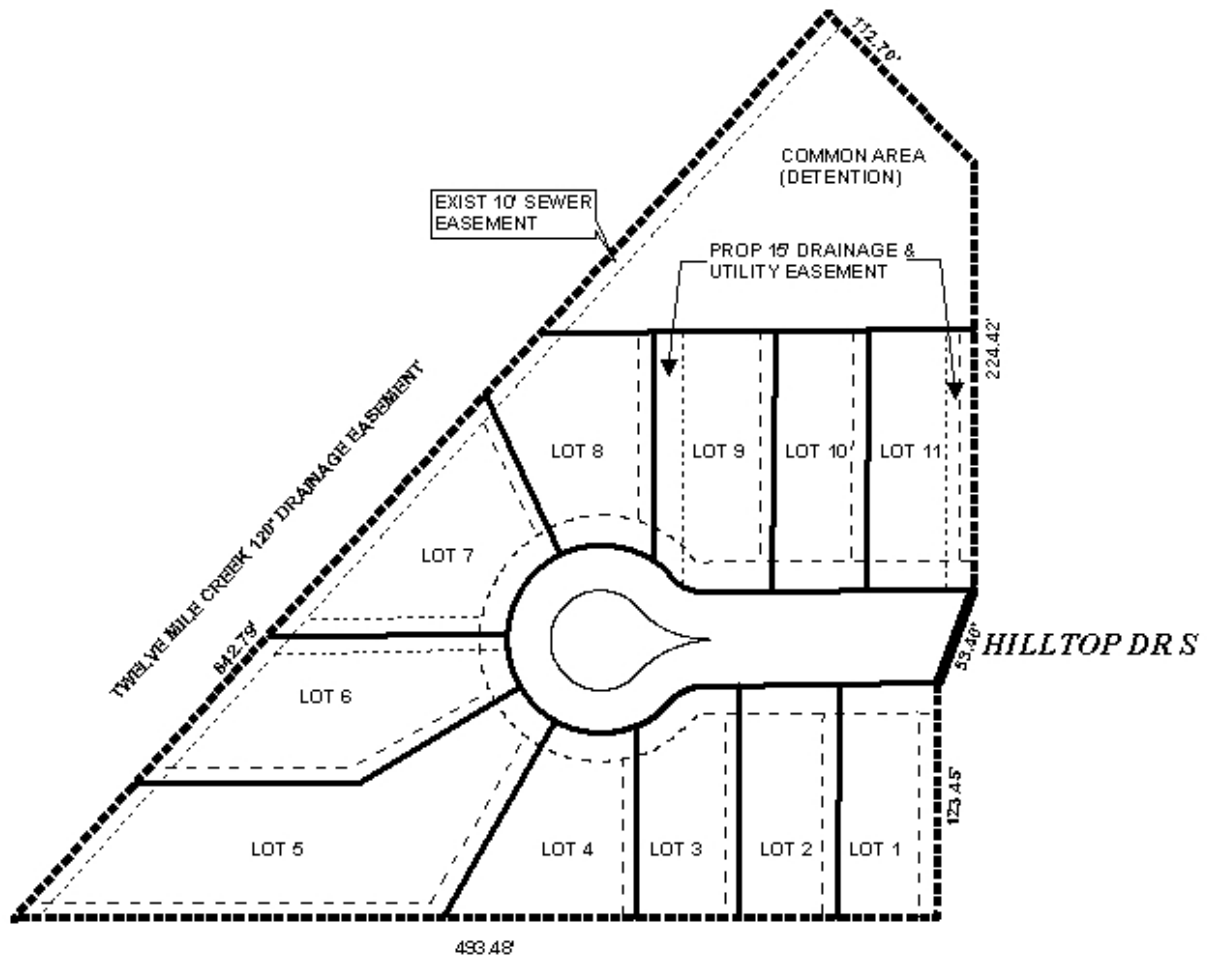
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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS

SITE PLAN



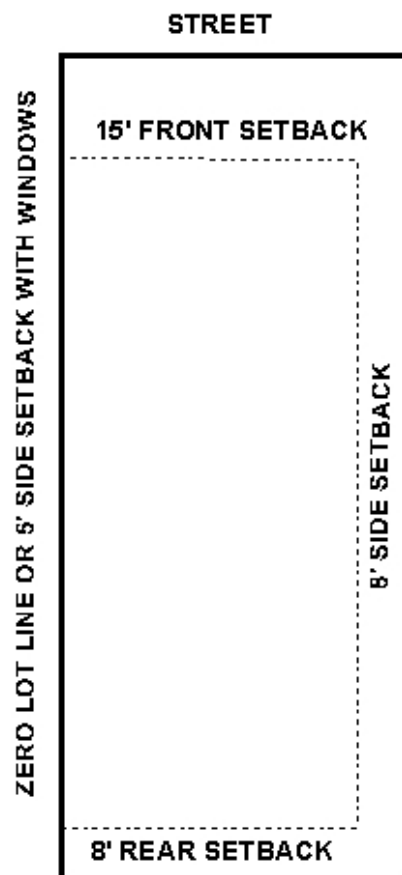
The site plan illustrates the proposed lot configuration, setbacks, and easements

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TYPICAL LOT LAYOUT



LOTS 1-5



LOTS 8-11

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