

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 20, 2006**

DEVELOPMENT NAME Springhill Estates Subdivision, Unit Number One,
Resubdivision of a Portion of Lots 14 & 15

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Resubdivision of a Portion of Lots 14 & 15

LOCATION 510 and 522 Evergreen Road
(West side of Evergreen Road, 715'+ North of Airport
Boulevard)

**CITY COUNCIL
DISTRICT** District 5

PRESENT ZONING R-1, Single-Family Residential District

AREA OF PROPERTY 4 Lots / 0.8 ± acres

CONTEMPLATED USE Subdivision and Planned Unit Development Approval to
allow reduced lot widths and building setbacks in a zero-lot line, patio home, single-family
residential subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT** Immediate

**ENGINEERING
COMMENTS** 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).

FIRE DEPARTMENT**COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. 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 allow reduced lot widths and building setbacks in a zero-lot line, patio home, single-family residential subdivision.

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 applicant seeks to subdivide two parcels into 4 lots, and develop single-family residential "patio" homes on each lot. Each lot would be 43.75 feet wide and 196.25 feet deep, and have a zero-foot side yard setback on one side, and a 5-foot side yard setback on the other side. Each lot will be approximately 8,585 square feet.

The site fronts Evergreen Road, a minor street lacking adequate right-of-way. Evergreen Road does not have curb and gutter, thus the right-of-way should be a minimum of 60 feet instead of the existing 40 feet. Sufficient right-of-way should be dedicated to provided 30 feet of right-of-way, as measured from the centerline of Evergreen Road.

Properties adjacent to the site under consideration are developed with single-family residential homes on properties at least 60 feet in width. A townhome / patio home development occurs East of the site in question, but there are no similar types developed on Evergreen Road.

Section V.D. of the Subdivision Regulations require lots to be a minimum of 60-feet in width. The depth to width ratio is generally recommended to be 3.5 or less. With a proposed lot width of 43.75 feet, the depth to width ratio will be approximately 4.48.

The Zoning Ordinance requires the following setbacks in an R-1 district: front – 25 feet, side – 8 feet minimum, with 12 feet other side, and rear – 8 feet. Typically, reduced setbacks for a development are applied to internal lot lines, not to property lines that form the perimeter of the

PUD. This application, as submitted, would result in zero and 5 foot side yard setbacks occurring adjacent to existing single-family homes.

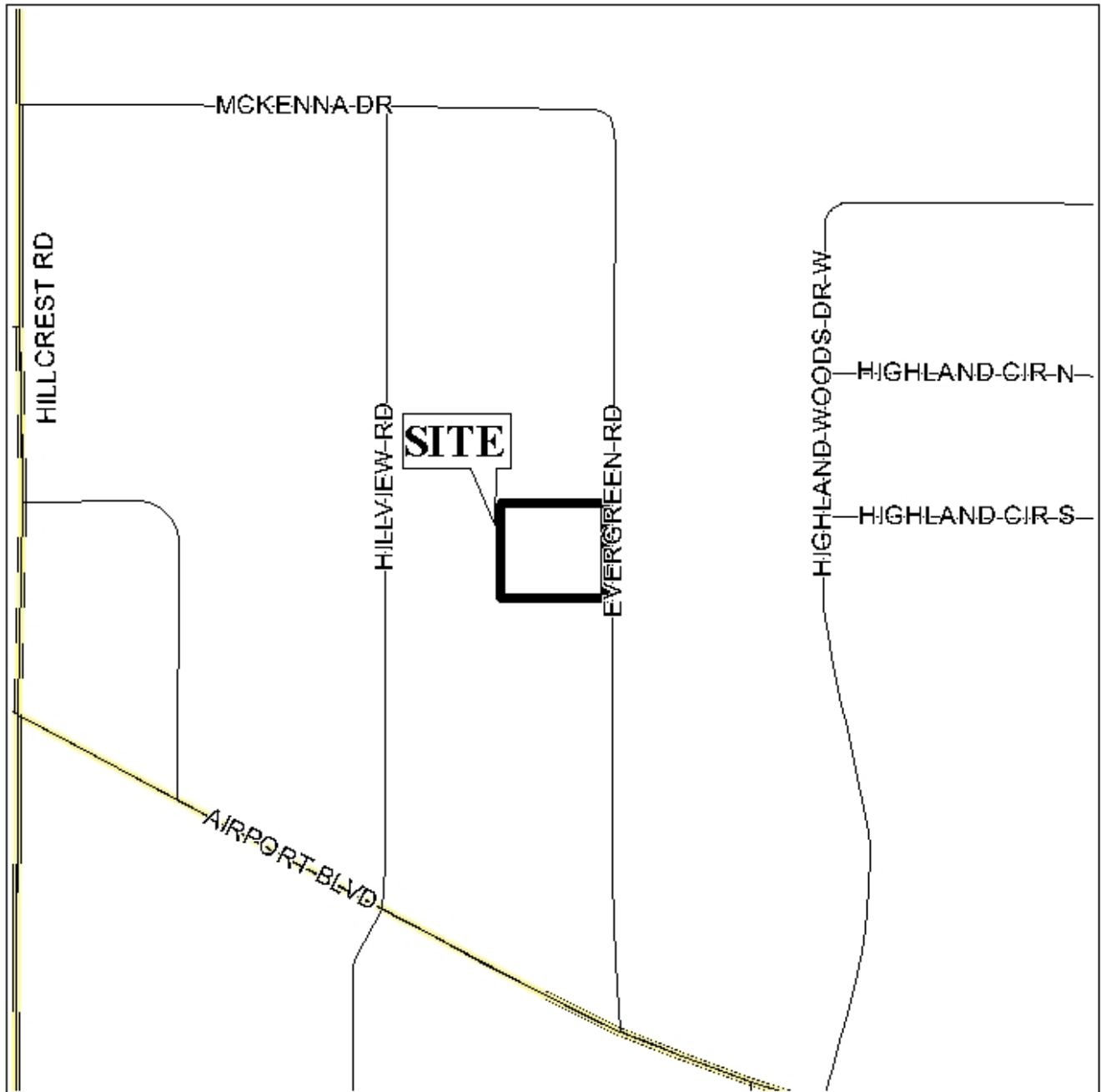
As proposed, the PUD and Subdivision request appears to be incompatible with the majority of the development on Evergreen Road. Specifically, the property widths would be substantially less than surrounding properties and the requirements found in the Subdivision Regulations, the depth to width ratio would exceed that recommended in the Subdivision Regulations, and the side yard setbacks would be substantially less than found on surrounding properties.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Denial for the following reasons: 1) the reduced side yard setbacks and reduced lot widths would be incompatible with the majority of the existing residential development on Evergreen Road.

Subdivision: Based upon the preceding, this application is recommended for Denial for the following reasons: 1) does not comply with the minimum required lot width specified in the Subdivision Regulations; and 2) does not comply with the depth to width ratio recommendation within the Subdivision Regulations.

LOCATOR MAP

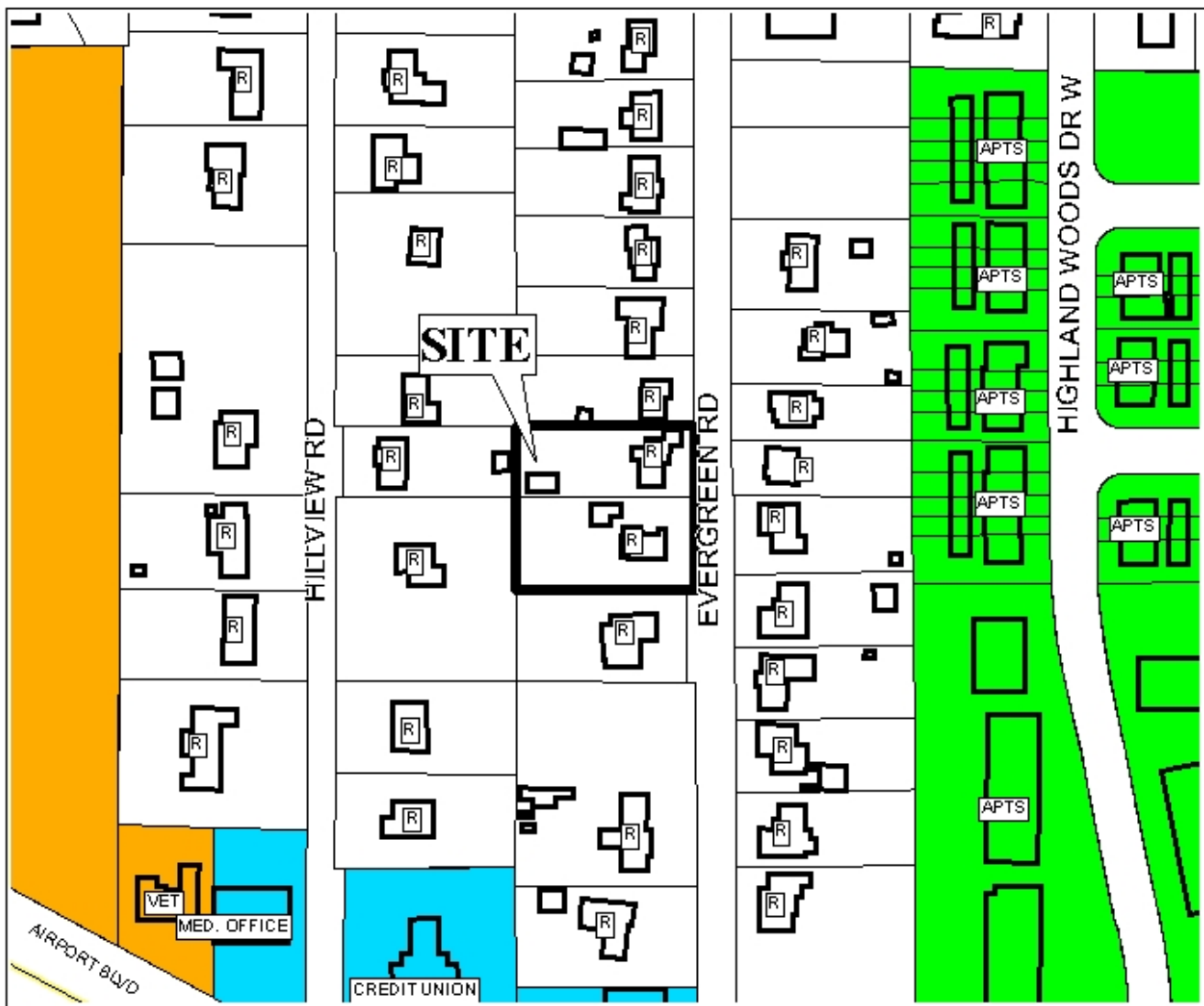


APPLICATION NUMBER 27 & 28 DATE July 20, 2006
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REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. Commercial sites are located to the south of the site. An apartment complex is located to the east of the site.

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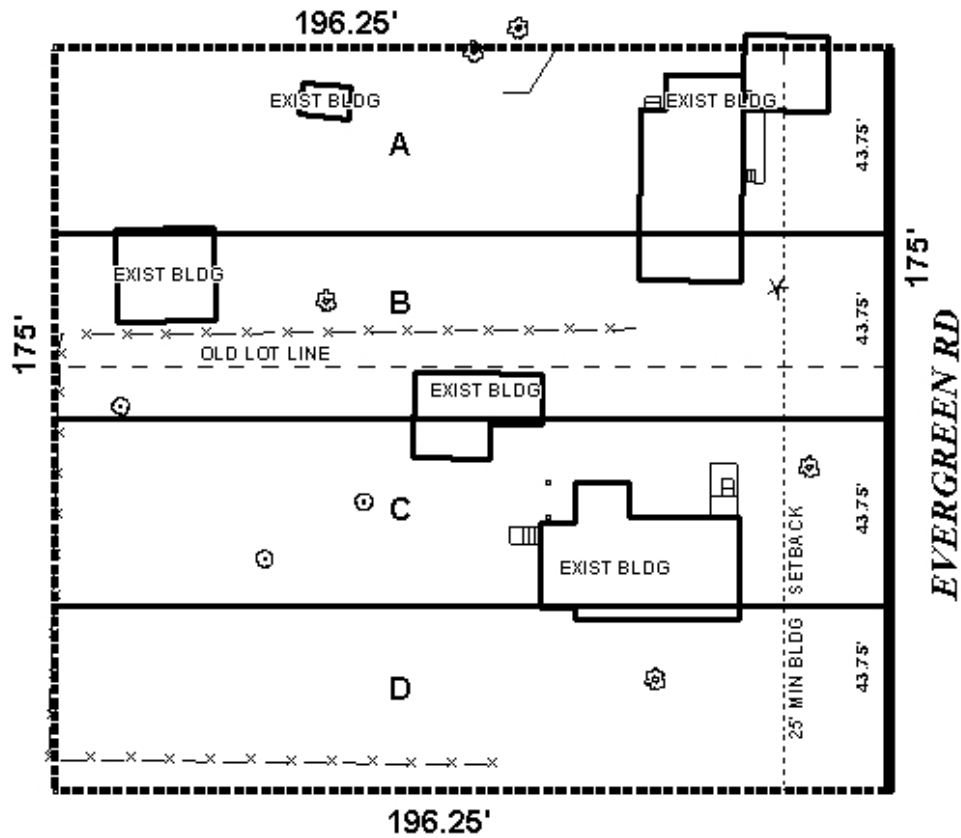
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LEGEND

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



SITE PLAN



The site plan illustrates the existing buildings and proposed lot configuration

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