

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

<u>DEVELOPMENT NAME</u>	The Oaks at Wolf Ridge	
<u>SUBDIVISION NAME</u>	The Oaks at Wolf Ridge Subdivision	
<u>LOCATION</u>	1503 and 1529 Wolf Ridge Road (West side of Wolf Ridge Road, 450'± North of Moffett Road, extending to the East terminus of Bristol Avenue and the South terminus of La Pine Drive)	
<u>CITY COUNCIL DISTRICT</u>	Council District 1	
<u>PRESENT ZONING</u>	R-1, Single-Family Residential	
<u>AREA OF PROPERTY</u>	22.7± acres	72 Lots
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow reduced lot sizes and reduced side yard setbacks in a single-family residential subdivision	
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately upon approvals	
<u>ENGINEERING COMMENTS</u>	Show park as common area. If drainage-way east of pond accepts public water, provide drainage easement Analysis of drainage structure under Wolf Ridge Road should be analyzed for capacity; if undersized, the structure should be replaced, with Engineering Department-approved design. 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 shows 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. Any work performed in the right of way will require a right of way permit.	
<u>TRAFFIC ENGINEERING COMMENTS</u>	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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

MAWSS COMMENTS

MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, inc.

REMARKS

The applicant is requesting subdivision approval to allow division of the 22.73± acre parcel into 72 single-family residential lots. The applicant is requesting PUD approval to allow reduced lot sizes and reduced side yard setbacks.

Wolf Ridge Road, which has an existing right-of-way of 80', is shown as a major street on the Major Street Plan component of the Comprehensive Plan, and as such requires a minimum right-of-way of 100'. Therefore, dedication sufficient to provide a minimum of 50' from centerline should be required. Additionally, as Wolf Ridge Road is shown as a major street, access management is a concern.

Adjacent to the North is an existing Service Road that continues approximately ¾ of a mile to the North, providing access to Beau Terra Subdivision. While connecting to this service road is of course an option, the plat submitted illustrates one point of access to Wolf Ridge Road, which will accomplish the same access management. Furthermore, the plat also indicates a connection to the subdivision to the West, Chesterfield Estates, via Bristol Avenue; thereby providing two point of access for the 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.

The subdivision will be developed in one phase, and will contain in excess of 7 acres of common area. The minimum lot size will be 6,240 sq.ft. and the largest lot will be 12,524 sq.ft. All lots will have a minimum front setback of 25', rear setback of 8' and 5'

sideyards, and is proposed to be a patio home development. Given the extensive common areas, which are adequate to maintain R-1 density for the overall site, and the reduced lot size patio home design, the Subdivision is eligible for consideration under Section VIII (Innovative Design) of the Subdivision Regulations.

The common areas will include a pond, wetlands, and some number of untouched old growth live oaks and magnolias. As the site contains wetlands, it could be considered environmentally sensitive. Therefore, approvals from all applicable federal, state and local agencies should be obtained prior to the issuance of any permits or the commencement of clearing or land disturbing activities.

In addition to the larger trees located in the proposed common areas, which should all be granted preservation status, there are several other large live oaks located on the property. Specifically 48" live oaks on Lots 47 and 63, a 46" live oak on Lot 22, 40" live oaks on Lots 38, 21 and 2, all of which should be granted preservation status, all work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Urban Forestry has visited the site and noted a 60" live oak on Lot 48 that is in questionable condition, and could pose a threat due to existing damage. Therefore, this 60" tree is not included in the request for preservation status. There are also other large live oaks ranging from 24" to 38" throughout the property. These trees should be protected, as required by ordinance, which means that a permit from Urban Forestry is required prior to trimming and/or removal. The difference between preservation status and protected status is that preservation status allows removal only in the case of disease or impending danger. Protected trees may be removed for other reasons, such as their specific location on the site renders the site undevelopable or the tree falls within the footprint of the proposed building will little or no option for modifications.

The plat indicates a cul de sac at the North terminus of proposed Sorrel Drive. The cul de sac as proposed would have a 100' radius. While this radius meets the minimum standards of the Subdivision Regulations, Appendix D of the international Fire Code requires a larger cul de sac. The Fire Department and City Engineering Department have revised the typical layout and section for cul de sacs to comply with Appendix D, and thus a 120' radius is now required. As the Subdivision Regulations are minimum standards, and other City Codes have a greater standard, the greater standard must be applied. Therefore, the radius for the cul de sac at the Northern terminus of Sorrel Drive must be increased to 60'. This increase should not have a substantial impact on those lots which are adjacent.

The preliminary plat contains a note stating that maintenance of all common areas shall be the responsibility of the Oaks at Wolf Ridge property owners association, which should be retained on the final plat, if approved. The preliminary plat also contains a note stating that all lots shall access the interior subdivision streets only. This note should be expanded to include common areas as well.

Neither the plat nor application documents indicate a request for increased site coverage; therefore the standard R-1 allowance of 35% would be applicable.

RECOMMENDATION

Subdivision Based on the preceding, the application is recommended for Tentative Approval, under Section VIII (Innovative Design), subject to the following conditions:

1. dedication of sufficient right-of-way to provide a minimum of 50' from the centerline of Wolf Ridge Road;
2. construction and dedication of new streets to City Engineering standards, including revision of the proposed cul de sac to comply with Appendix D of the International Fire Code;
3. compliance with Engineering Comments (Show park as common area. If drainage-way east of pond accepts public water, provide drainage easement Analysis of drainage structure under Wolf Ridge Road should be analyzed for capacity; if undersized, the structure should be replaced, with Engineering Department-approved design. 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 shows 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. Any work performed in the right of way will require a right of way permit);
4. approvals from all applicable federal, state and local agencies prior to the issuance of any permits or the commencement of clearing or land disturbing activities;
5. the note stating that maintenance of all common areas shall be the responsibility of the Oaks at Wolf Ridge property owners association be retained on the final plat;
6. the note stating that all lots shall access the interior subdivision streets only be expanded to include common areas; and
7. placement of a note on the final plat stating that the 60" live oak on Lot 48, 48" live oaks on Lots 47 and 63, a 46" live oak on Lot 22, 40" live oaks on Lots 38, 21 and 2, all of which should be granted preservation status, all work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger; and other large live oaks ranging from 24" to 38" throughout the property are protected as required by ordinance, which means that a permit from Urban Forestry is required prior to trimming and/or removal;

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

1. completion of the subdivision process;
2. dedication of sufficient right-of-way to provide a minimum of 50' from the centerline of Wolf Ridge Road;
3. construction and dedication of new streets to City Engineering standards, including revision of the proposed cul de sac to comply with Appendix D of the International Fire Code;
4. compliance with Engineering Comments (Show park as common area. If drainage-way east of pond accepts public water, provide drainage easement Analysis of drainage structure under Wolf Ridge Road should be analyzed for capacity; if undersized, the structure should be replaced, with Engineering Department-approved design. It is the responsibility of the applicant to look up

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5. approvals from all applicable federal, state and local agencies prior to the issuance of any permits or the commencement of clearing or land disturbing activities;
 6. the note stating that maintenance of all common areas shall be the responsibility of the Oaks at Wolf Ridge property owners association be retained on the final plat;
 7. the note stating that all lots shall access the interior subdivision streets only be expanded to include common areas;
 8. placement of a note on the final plat stating that the 60" live oak on Lot 48, 48" live oaks on Lots 47 and 63, a 46" live oak on Lot 22, 40" live oaks on Lots 38, 21 and 2, all of which should be granted preservation status, all work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger; and other large live oaks ranging from 24" to 38" throughout the property are protected as required by ordinance, which means that a permit from Urban Forestry is required prior to trimming and/or removal; and
 9. site coverage for each lot limited to a maximum of 35%, as allowed by the Zoning Ordinance;
 10. full compliance with all municipal codes and ordinances, including but not limited to the provision of sidewalks. If a sidewalk is not proposed along Wolf Ridge Road, an application for waiver must be submitted to and approved by the Planning Commission.

LOCATOR MAP



APPLICATION NUMBER 28 & 29 DATE September 6, 2007

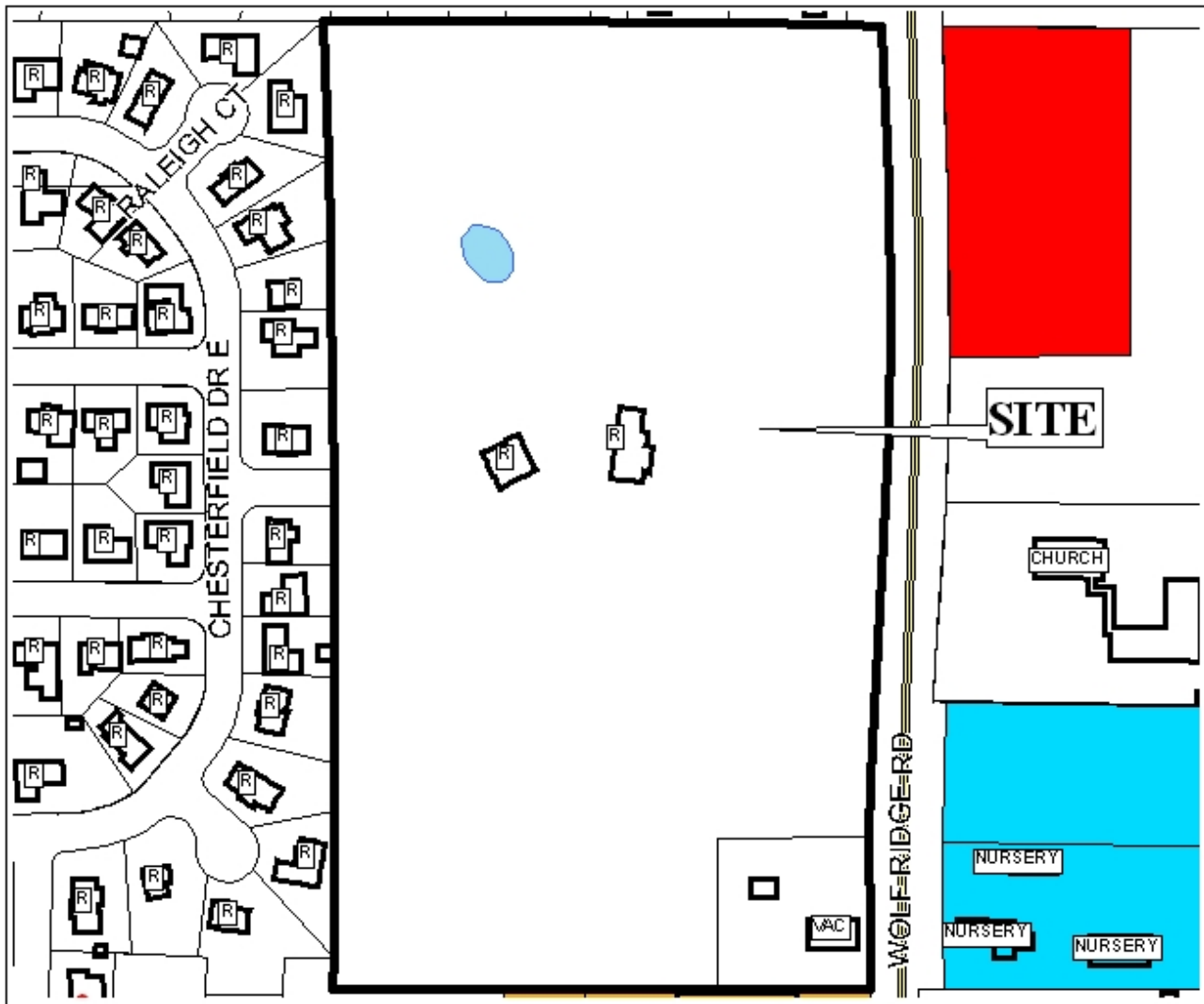
APPLICANT The Oaks at Wolf Ridge Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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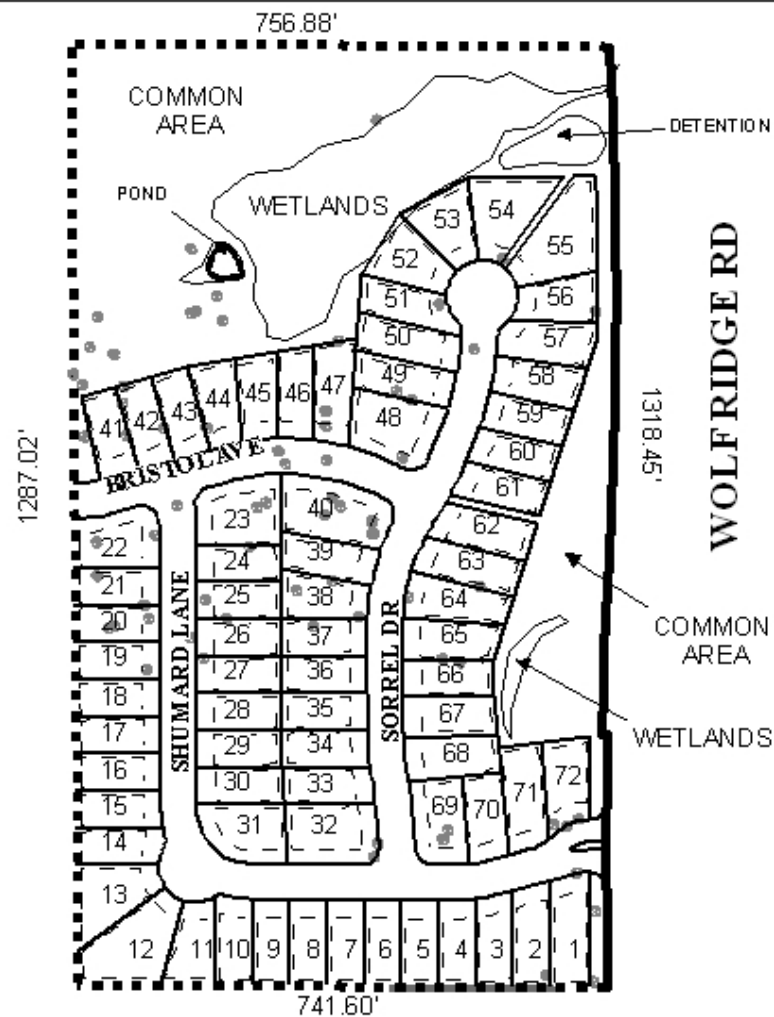
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LEGEND

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	NTS
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SITE PLAN



This site plan illustrates proposed lots, delineated wetlands, and common areas.

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 NTS