

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: April 7, 2005

<u>DEVELOPMENT NAME</u>	Bradford Place Townhomes
<u>SUBDIVISION NAME</u>	Bradford Place Townhomes
<u>LOCATION</u>	East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-3, Multi-Family Residential
<u>AREA OF PROPERTY</u>	3.9± Acres
<u>CONTEMPLATED USE</u>	Reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a private street, single-family residential townhome subdivision consisting of 40 individual lots
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater 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. Use MUTCD standards to sign and mark one-way drive.
<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).
<u>FIRE DEPARTMENT COMMENTS</u>	All commercial projects shall comply with the 2003 International Fire Code and Appendices B-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. Development of one or two family dwellings where the number of dwelling

units exceed 30 shall be provided with separate access roads or all dwelling units shall be equipped throughout with an approved automatic sprinkler system.

REMARKS

The applicant is requesting revised Planned Unit Development (PUD) and Subdivision approvals to allow reduced lot widths and sizes, reduced building setbacks, and increased site coverage in a private street, single-family residential townhome subdivision consisting of 40 individual 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.

A previous PUD in 2004, allowed the same number of buildings and units, in the same configuration, with all ten buildings on one lot. All buildings were located on one lot—a private street was not proposed. That plan was approved subject to the following conditions:

- 1) relocation of the proposed dumpsters outside of the required front yard, in an area where adequate maneuvering area for garbage trucks is provided, location to be coordinated with and approved by Urban Development staff and Traffic Engineering;
- 2) full compliance with the landscaping and tree planting requirements of the Ordinance;
- 3) that there be no windows facing buildings less than 20-feet apart;
- 4) provision of a six-foot wooden privacy fence along the North and South property lines;
- 5) denial of access to Center Drive until such time that Center Drive is constructed to city standards;
- 6) that the one-way drives be signed and marked according to MUTCD standards; and
- 7) full compliance with all municipal codes and ordinances.

In the 2004 application, the same “boulevard” located in the middle of the site was proposed, but the boulevard simply served as an interior access road. The applicant now proposes for each individual townhome to be located on an individual lot, and the center boulevard would be a private street.

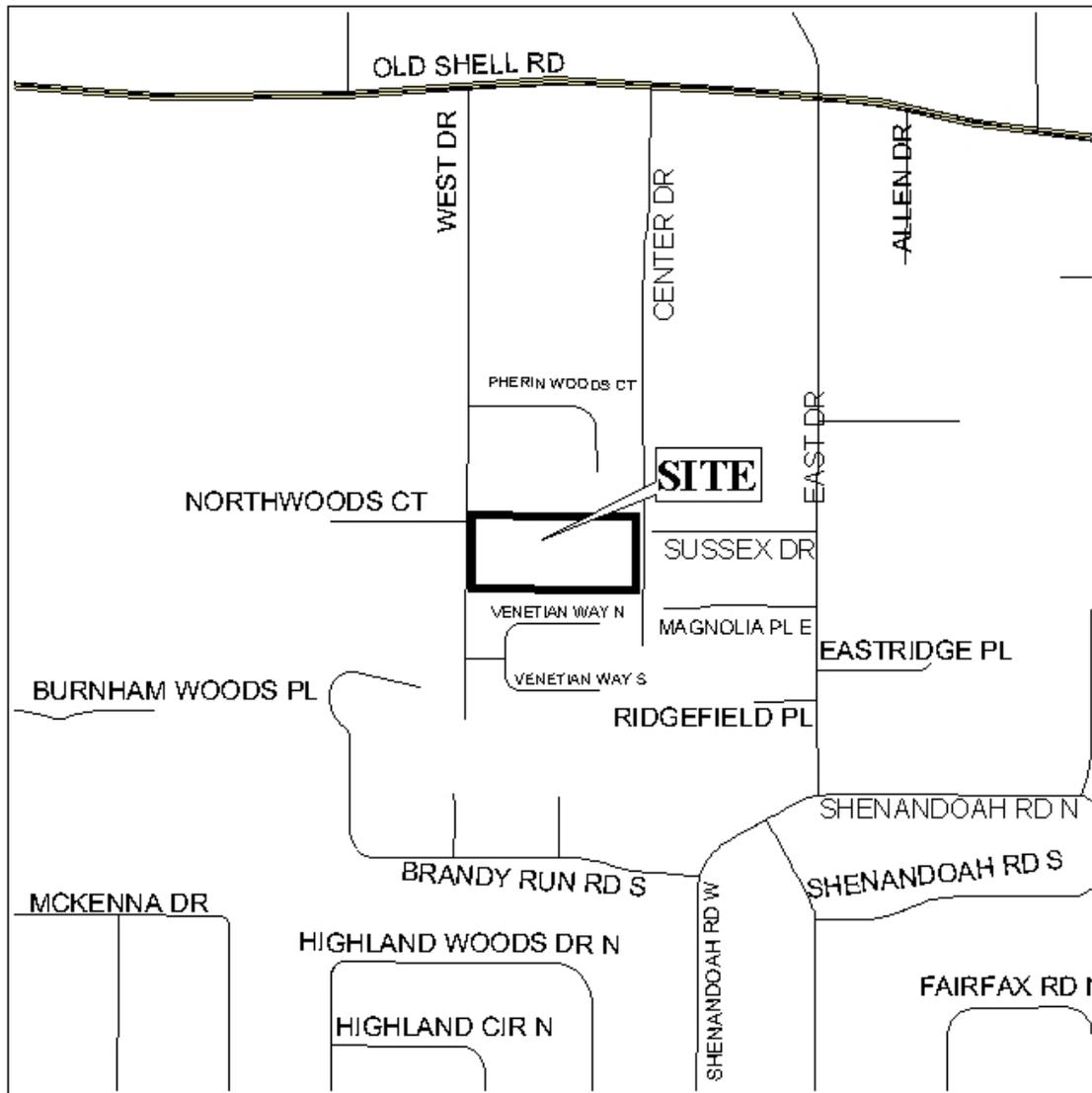
The Subdivision Regulations allow private streets for subdivisions of innovative design and townhome developments are specifically listed as an innovative subdivision. Construction of the private street must comply with Section VIII.E.2. of the Subdivision Regulations, including but not limited to a minimum paved width of 18-feet.

Regarding the proposed subdivision request, as outlined above, the plat could be considered under the Innovative Design standards of the Subdivision Regulations. However, Section V.D.2. of the Subdivision Regulations requires a minimum lot width of 60-feet, and a minimum lot area of 7,200 square feet. As the site is zoned R-3 and the development complies with the density requirements of the Zoning Ordinance, it is recommended that Section V.D.2. be waived.

RECOMMENDATION **Planned Unit Development** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that the proposed dumpsters be located in an area outside of the required front yard, with the provision of adequate maneuvering area for garbage trucks (location to be coordinated with and approved by Urban Development staff and Traffic Engineering); 2) full compliance with the landscaping and tree planting requirements of the Ordinance; 3) that there be no windows facing buildings less than 20-feet apart; 4) provision of a six-foot wooden privacy fence along the North and South property lines; 5) denial of access to Center Drive until such time that Center Drive is constructed to city standards; 6) that the one-way drives be signed and marked according to MUTCD standards; and 7) full compliance with all municipal codes and ordinances, including but not limited to the private street construction requirements of the Subdivision Regulations.

Subdivision With a waiver of Section V.D.2., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) construction of the street in compliance with the private road standards of Section VIII.E.2. of the Subdivision Regulations, including but not limited to a minimum paved width of 18-feet.

LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE April 7, 2005

APPLICANT Bradford Place Townhomes

REQUEST Planned Unit Development, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.
A nursery is located to the northwest of the site.

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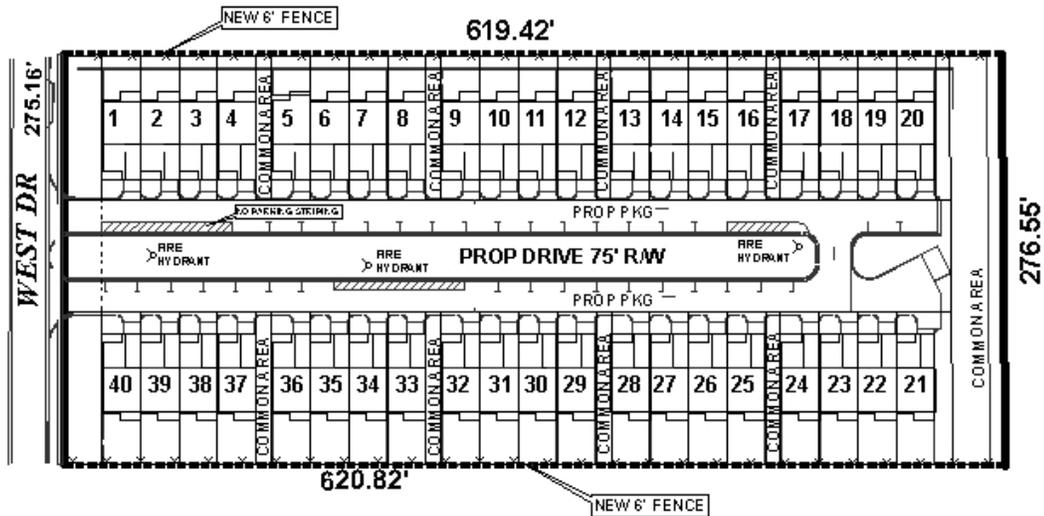
LEGEND

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 buildings, lot configuration, and proposed parking spaces

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