

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 16, 2008****SUBDIVISION NAME**

The Village of Midtown Subdivision

DEVELOPMENT NAME

The Village of Midtown Subdivision

LOCATION2063 Bragg
(East side of Stanton Road, 270'± South of Pleasant Avenue)**CITY COUNCIL****DISTRICT**

District 1

AREA OF PROPERTY

-Lot/16.9± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow a 15-building, 324-unit apartment complex with associated accessory structures and parking garages on a single building site and Subdivision approval to create one legal lot from four legal lots of record.

TIME SCHEDULE**FOR DEVELOPMENT**

Within 20 months

ENGINEERING**COMMENTS**

No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans. A traffic impact study is required for this development.

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 granted for all 50" and larger Live Oak Trees. 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.

Tree removal permits are required before removing any Live Oak Tree 24" DBH or larger.

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.

REMARKS

The applicant is seeking Subdivision approval to create a legal lot and Planned Unit Development approval, to allow a 15-building, 324-unit apartment complex with associated accessory structures and parking garages on a single building site.

The proposed 16.9± acre, 1-lot subdivision fronts Stanton Road and Pleasant Avenue, both minor streets which provide 50-feet of right-of-way, as illustrated on the preliminary plan and site plan. However, access management is a concern; therefore, the proposed development is required to submit a Traffic Impact Study to allow Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed.

Planned Unit Development review, stated in Section 64-5. of the Zoning Ordinance, 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 must be approved 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 applicant is proposing a 324-unit apartment complex with fourteen three-story apartment buildings, an outdoor pool with a community building, a mail kiosk, five garages for parking, and a maintenance building/car wash on approximately 16.9 acres. A total of 625 surface parking spaces are provided, with 38 spaces within the garages, which exceeds the 486 spaces that are required by the Zoning Ordinance.

The existing development provides Bragg Avenue, Chavers Street and McBrydes Lane (public streets) access to the existing apartments. Access to the proposed apartment development will be via a curb cut from Pleasant Avenue and Stanton Road, with all of Chavers Street, McBrydes Lane and the majority of Bragg Avenue being vacated.

As indicated on the proposed site plan and access to a public park is illustrated. This access should be approved by the City of Mobile Parks and Recreation Department; therefore, a note should be placed on the Final Plat and PUD Site Plan stating the approval by the City of Mobile Parks and Recreation Department.

The location of the proposed entrance/exit into the proposed apartment complex raises concerns of conflicts relating to turning movements. Furthermore, the volume of traffic generated by the apartment complex and the nearby residences and businesses near this location is of great concern. As illustrated on the preliminary plat it seems that the apartment complex entrance from Pleasant Avenue will require redesign/relocation due to the absence of minimum 60-feet to provide sufficient stacking area. In addition due to the location and size of the development, the proposed development is required to submit a Traffic Impact Study to allow Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed.

It should be noted that the WAVE transit system appears to have a route (Route 10) along this section of Stanton Road. It should also be pointed out that Stanton Road is a two-lane roadway at this location, and that it is likely that the proposed apartment complex would generate residential traffic associated with local business, educational, retail and food-related services.

The applicant is proposing a “multi-family” PUD residential development, and consequently, PUD landscape area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required. Information on the site plan indicates that adequate area will be available for compliance with the landscaping and tree requirements of the Zoning Ordinance.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;
- 2) depiction and labeling of the minimum building setback line from all street frontages;
- 3) completion of the vacation process prior to the signing of the Final Plat;
- 4) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*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 all 50” and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with*

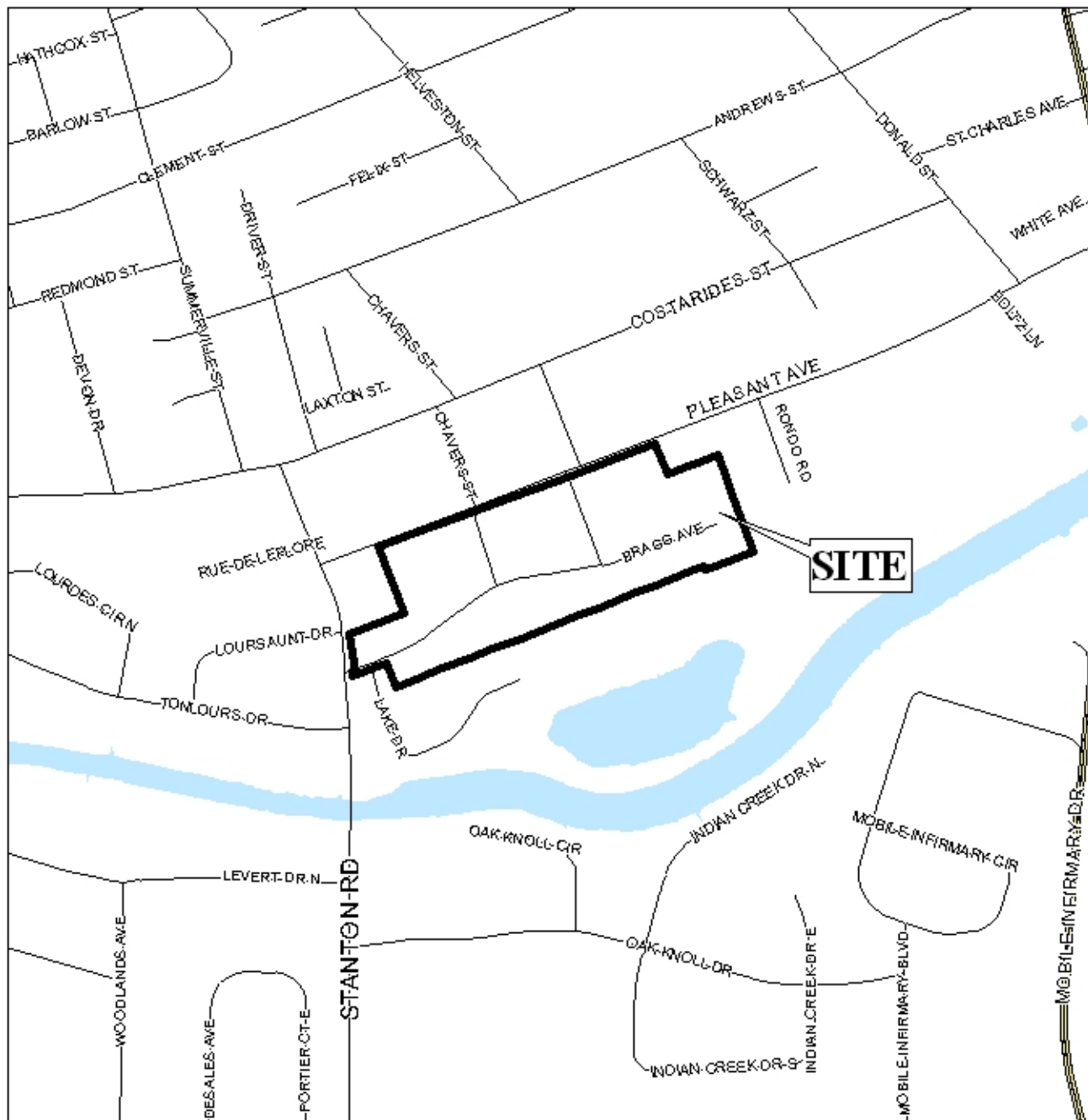
Urban Forestry; removal to be permitted only in the case of disease or impending danger);

- 5) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) submission and completion of the Traffic Impact Study prior to the signing of the Final Plat;
- 7) the placement of a note on the Final Plat stating approval of the park access from this development must be approved by the City of Mobile Parks and Recreation Department;
- 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and
- 9) full compliance with all other municipal codes and ordinances.

Planned Unit Development: Based upon the revised PUD site plan, this application is recommended for Approval, subject to the following:

- 1) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;
- 2) depiction and labeling of the minimum building setback line from all street frontages;
- 3) completion of the vacation process prior to the signing of the Final Plat;
- 4) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*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 all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);*
- 5) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) submission and completion of the Traffic Impact Study prior to the signing of the Final Plat;
- 7) the placement of a note on the Final Plat stating approval of the park access from this development must be approved by the City of Mobile Parks and Recreation Department;
- 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and
- 9) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



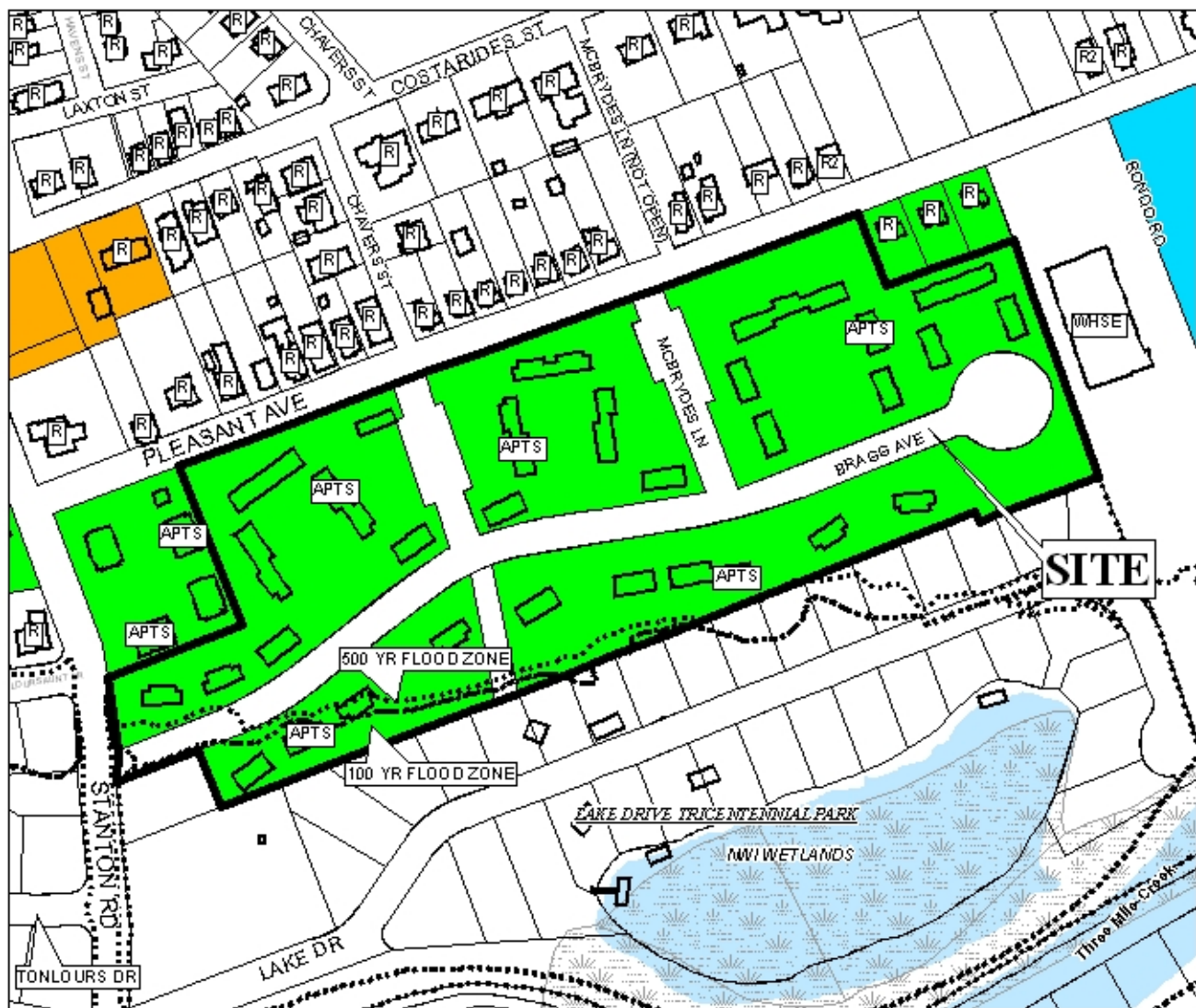
APPLICATION NUMBER 31 & 32 DATE October 16, 2008

APPLICANT The Village at Midtown Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the west and north of the site. A warehouse is located to the east of the site. A park is located to the south of the site

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the west and north of the site. A hospital facility is located to the east of the site. A park is located to the south of the site

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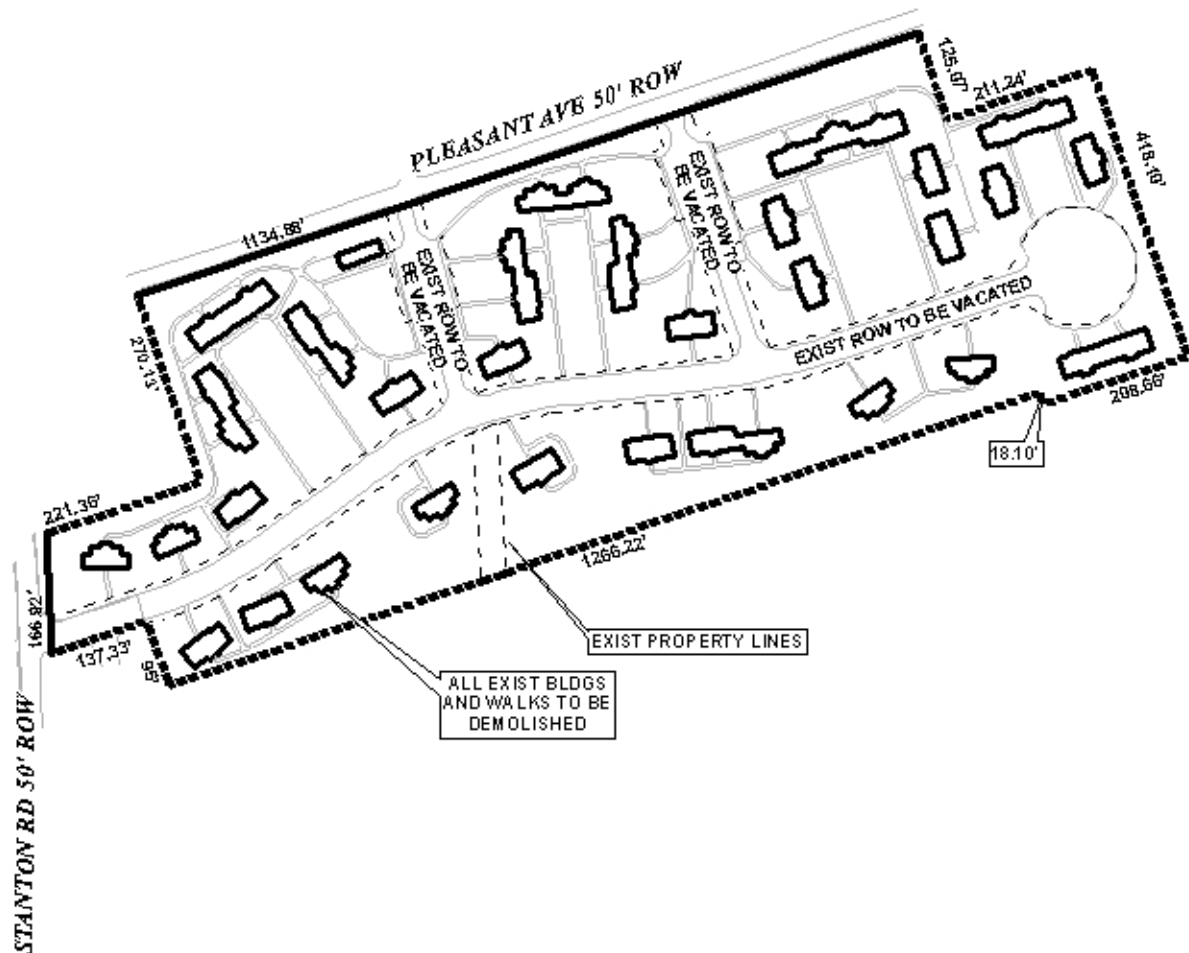
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DEMOLITION PLAN



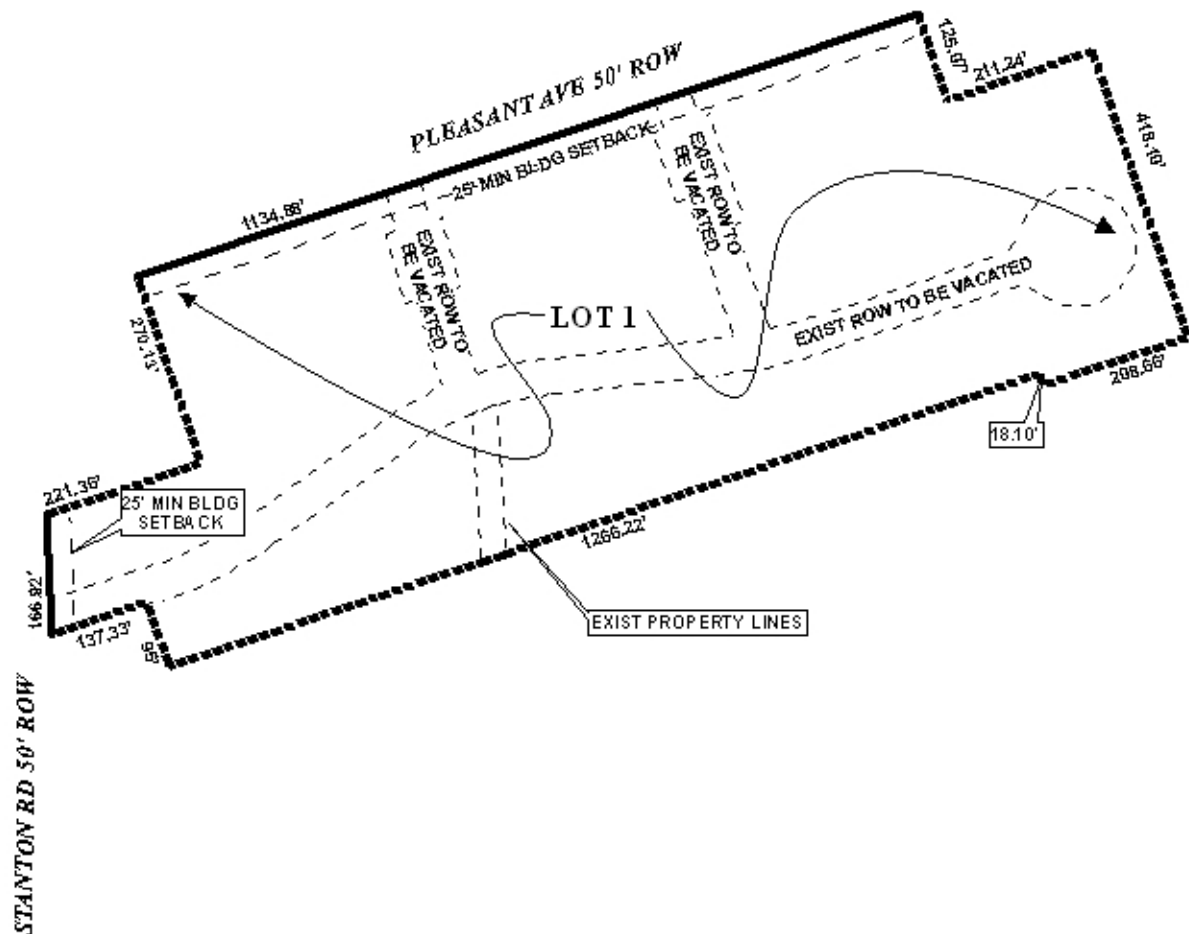
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SUBDIVISION PLAT



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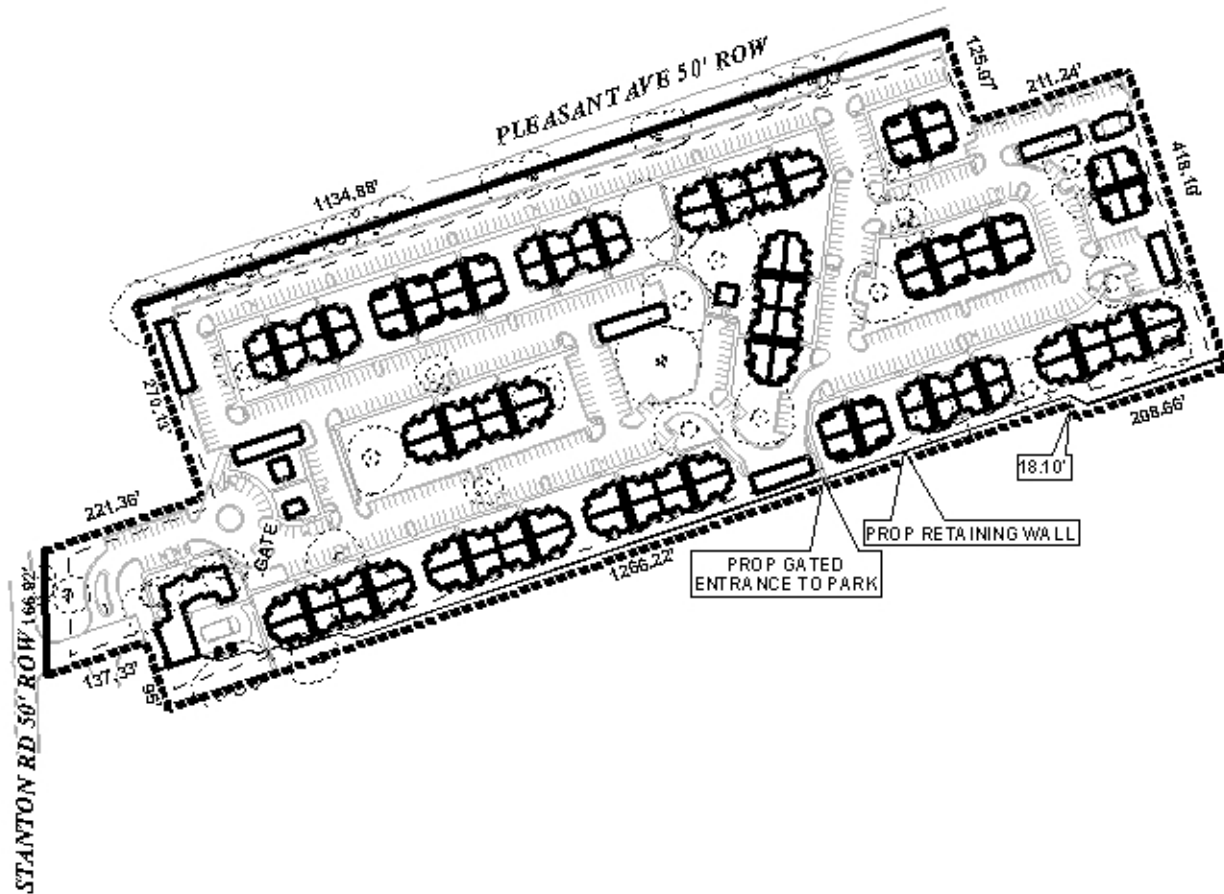
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SITE PLAN



The site plan illustrates the proposed buildings and parking

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