

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 7, 2013****DEVELOPMENT NAME**

Government Street Subdivision

SUBDIVISION NAME

Government Street Subdivision

LOCATION

706 and 708 Government Street
(Northeast corner of South Scott Street and Government Street, extending to the South side of Conti Street).

CITY COUNCIL**DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 0.4± Acre

CONTEMPLATED USE

Planned Unit Development Approval to allow a shared access and parking between two building sites, and Subdivision approval to create two legal lots of record from two existing metes-and-bounds parcels.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediately upon approval.

ENGINEERING**COMMENTS**

The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Add a note to the PUD drawing stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5. Add a note to the PUD drawing stating that the existing sidewalk and curb cuts will be required to be repaired/replaced, as needed, at the time of requesting a Building Permit or Land Disturbance Permit. 6. Add a note that any work within the ROW will require a ROW Permit from the Engineering Department (208-6070).

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, 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 96" Live Oak Tree located on the North side between Lot 1 and Lot 2. 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 projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow shared access and parking between two building sites, and Subdivision approval to create two legal lots of record from two existing metes-and-bounds parcels. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer.

The site currently has one building on each lot facing Government Street, and an expansion of the building at 706 Government Street is proposed. Since that property is a metes-and-bounds legal description, it must be made a legal lot of record, and since it shares parking and access with the adjacent property at 708 Government Street, a PUD is required. Because the 708 Government Street property is also a metes-and-bounds legal description, it must also be included in the subdivision. The two properties have had shared parking and access since at least 1975; However, as no site changes have been proposed since that time, no PUD or subdivision has been required.

The site previously had a Subdivision and Planned Unit Development that were approved at the March 3, 2011 Planning Commission Agenda; those applications have now expired.

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. PUD approval is site plan specific, thus any changes to the site plan / Subdivision plat will require approval 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 proposed addition to the building at 706 Government Street would be more than a 100% expansion. However, there is no site coverage limitation in B-4 districts, and the addition would extend to the East property line, which is allowed in B-4 districts. The Zoning Ordinance requires for an addition of 50% requires full compliance with the landscaping and tree planting requirements; however, as this is a PUD and considering the entire site no additional landscaping or tree plantings would be required.

The site has a 96" Live Oak in the parking area with preservation status, and there are two large Live Oaks in the right-of-way along government Street. The applicant's engineer has submitted information stating that there will be no dumpster located on the site and that the PUD will utilize curbside pickup.

The site is bounded on the South by Government Street, a component of the Major Street Plan; on the West by South Scott Street, and on the North by Conti Street. All streets have a compliant right-of-way width; therefore, no dedication is required. Normally, where a corner radius is not provided, dedication would be required to provide a minimum 10' radius; however, due to the existing building at the Northeast corner of Government Street and South Scott Street extending to the respective property lines, dedication would be impracticable. Also, due to the narrowness of that parcel, dedication at the Southeast corner of Conti Street and South Scott Street would likewise be impracticable. Therefore, a waiver of Section V.D.6. of the Subdivision Regulations would be in order. The site is in an older part of the city where deep, narrow lots are common; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be in order to allow the two proposed lots. No minimum building setback line is depicted on the preliminary plat; however, B-4 districts do not require a front yard setback. The site is within the Church Street East Historic District, therefore a note should be required on the final plat stating that all setbacks are either zero or 5'-plus, or as governed by the Historic District Overlay of the Zoning Ordinance. Both lots would meet the minimum size requirements of the Subdivision Regulations. The plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished providing the same information. As a building expansion is proposed to the side property line, a note should be required on the final plat stating that full compliance with all building and fire codes is required.

There are problems associated with the proposed parking plan for the site. Internal parallel parking stalls on the East side are indicated to be 20' long as opposed to the 23' minimum required by Traffic Engineering. As there is room along that side to provide compliant parallel parking stalls, the site plan should be revised to indicate such. Along the West side and at the North end of the building addition, no curbing or bumper stops are indicated; therefore the site plan should be revised to indicate such.

It should be noted that the site is located within the X-shaded flood zone as shown on FEMA Flood Insurance Rate Maps.

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: With a waiver of Sections V.D.3., V.D.6. and V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

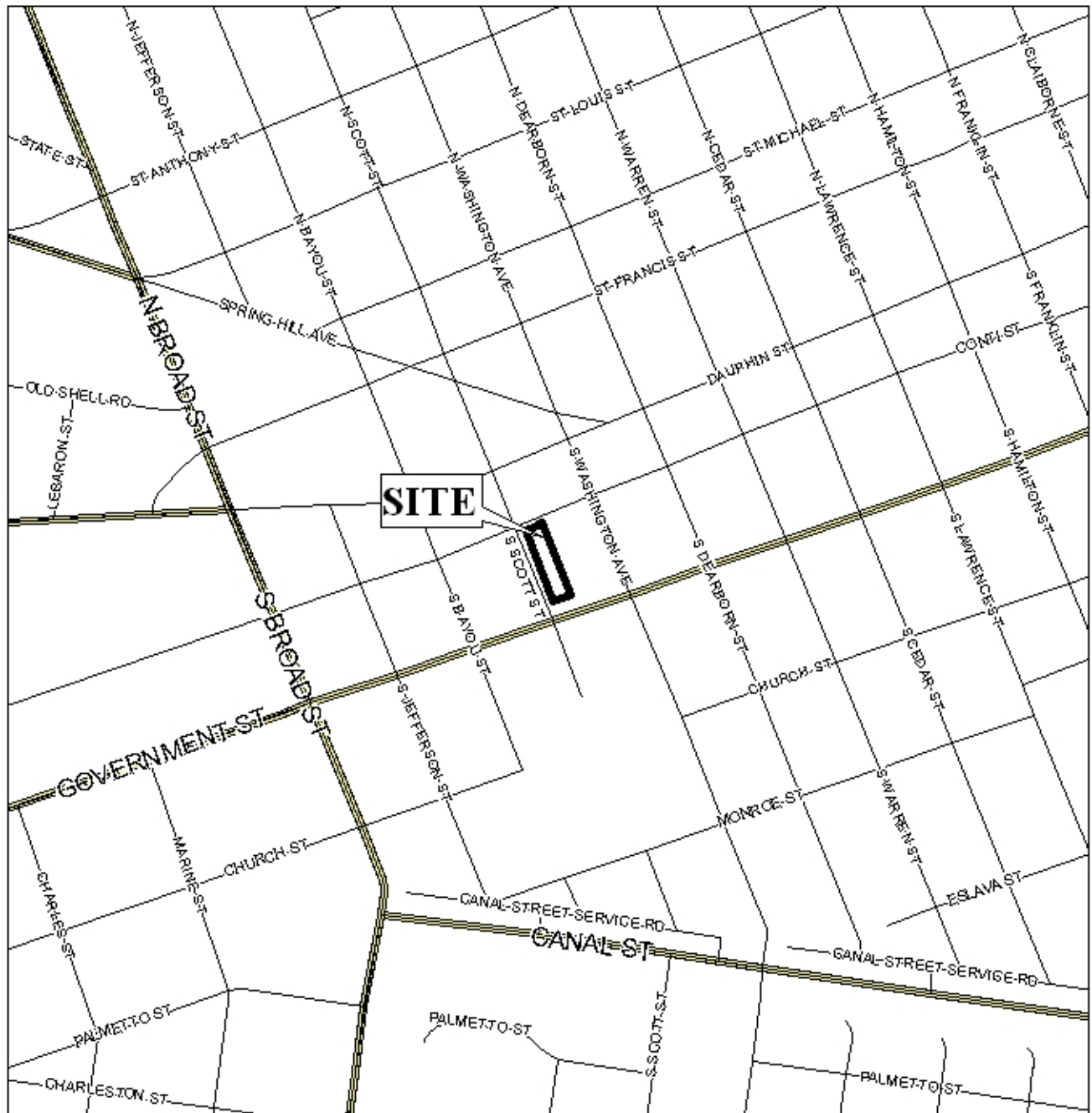
- 1) placement of a note on the final plat stating that the setbacks are either zero or 5'-plus, or as governed by the Historic District Overlay of the Zoning Ordinance;
- 2) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the plat providing the same information;
- 3) compliance with the Engineering comments: *(When applying for a permit for development, need to provide engineering analysis of the receiving drainage system(s) and certify that there is sufficient capacity to receive drainage from the development. If the system is undersized, detention up to the 100 year storm and a 2 year release rate may be required. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 4) placement of a note on the final plat stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. 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;
- 5) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the final plat stating that development of the site is limited to an approved Planned Unit Development;
- 8) provision of a revised PUD site plan prior to the signing of the final plat; and
- 9) full compliance with all other municipal codes and ordinances.

Planned Unit Development: Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that no dumpster is to be provided and all trash services will be via curbside pickup;
- 2) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 3) placement of a note on the site plan stating that compliance with all building and fire codes is required;
- 4) revision of the site plan to provide a minimum 23' length for all internal parallel parking spaces on the East side of the parking area;
- 5) revision of the site plan to indicate curbing and/or bumper stops along the West side of The parking area and at the North end of the proposed building addition;

- 6) compliance with the Engineering comments: *(When applying for a permit for development, need to provide engineering analysis of the receiving drainage system(s) and certify that there is sufficient capacity to receive drainage from the development. If the system is undersized, detention up to the 100 year storm and a 2 year release rate may be required. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 7) placement of a note on the site plan stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. 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;
- 8) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 9) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) provision of two copies of a revised and approved PUD site plan to Planning prior to the signing of the final subdivision plat; and
- 11) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 34 & 35 DATE February 7, 2013
 APPLICANT 706-708 Government Street Subdivision
 REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Businesses are located to the west, north, and east of the site. A library is located to the south of the site.

APPLICATION NUMBER 34 & 35 DATE February 7, 2013

APPLICANT 706-708 Government Street Subdivision

REQUEST Subdivision, Planned Unit Development

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



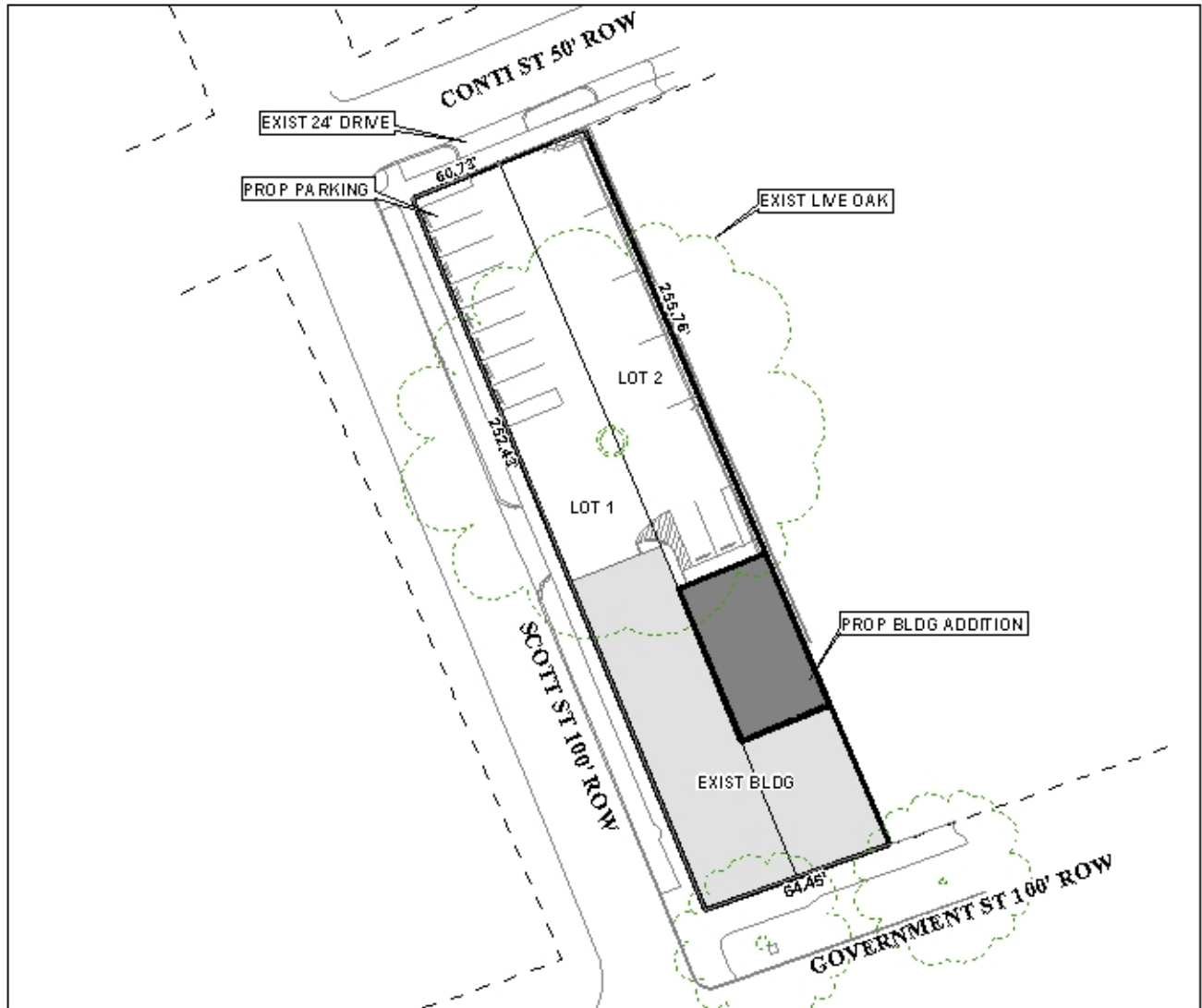
Businesses are located to the west, north, and east of the site. A library is located to the south of the site.

APPLICATION NUMBER 34 & 35 DATE February 7, 2013
APPLICANT 706-708 Government Street Subdivision
REQUEST Subdivision, Planned Unit Development



NTS

SITE PLAN



The site plan illustrates the proposed building addition, parking, and lot configuration.

APPLICATION NUMBER 34 & 35 DATE February 7, 2013

APPLICANT 706-708 Government Street Subdivision

REQUEST Subdivision, Planned Unit Development

