

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: February 7, 2008****DEVELOPMENT NAME**

Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49-57, Resubdivision of Lot 1

SUBDIVISION NAME

Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49- 57, Resubdivision of Lot 1

LOCATION

North side of Somerby Lane (private street), 460'± East of Somerby Lane

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

4 Lots / 0.6± Acres

CONTEMPLATED USE

Subdivision approval to create four lots of record from one legal lot of record, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths at the building setback line, and zero lot lines in a private street single-family residential townhouse subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

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.

**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**

No comments.

REMARKS

The applicant is requesting Subdivision approval to create four lots of record from one legal lot of record, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths at the building setback line, and zero lot lines in a private street single-family residential townhouse 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. PUD approval is site plan specific, thus any changes to the site plan will require Planning Commission approval.

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 subdivision is a resubdivision of one existing lots into four (4) lots. The site is located in a Subdivision and Planned Unit Development that was approved by the Planning Commission at its September 21, 2006 meeting. The four proposed lots range from 37 to 50 feet in width where they front onto Somerby Lane, a private street.

The approved PUD indicated that the existing lots would be for single-family residences with reduced setbacks and increased site coverage which is compared to a traditional single-family development. The application in question will change the lot size, however, the proposed PUD use of four common-wall residential condominiums, each on its own lot will be consistent with the overall intent of the development, which is an age-restricted development providing a variety of housing options for older residents.

As the site is zoned B-1 and “multi-family” housing is proposed, compliance with the tree and landscaping requirements of the Zoning Ordinance will be necessary. While Somerby Lane is a private street, for the purposes of the tree and landscaping requirements, it should be considered

the right-of-way frontage. The site plan should be revised to reflect the application of tree and landscaping requirements.

RECOMMENDATION

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 PUD approval is site plan specific, and that any changes to the site plan will require Planning Commission review and approval;
- 2) revision of the PUD site plan to depict required front, side and rear yard setbacks, and placement of a note on the site plan stating the required setbacks;
- 3) placement of a note on the site plan stating maximum site coverage;
- 4) placement of a note and/or labeling of the lots with the size of the lot in square feet;
- 5) revision of the site plan to reflect compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 6) completion of the Subdivision process; and
- 7) full compliance with all other municipal codes and ordinances.

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

- 1) labeling of the size of each lot in square feet on the final plat;
- 2) provision of a revised PUD site plan prior to the signing and recording of the final plat;
and
- 3) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 38 & 39 DATE February 7, 2008

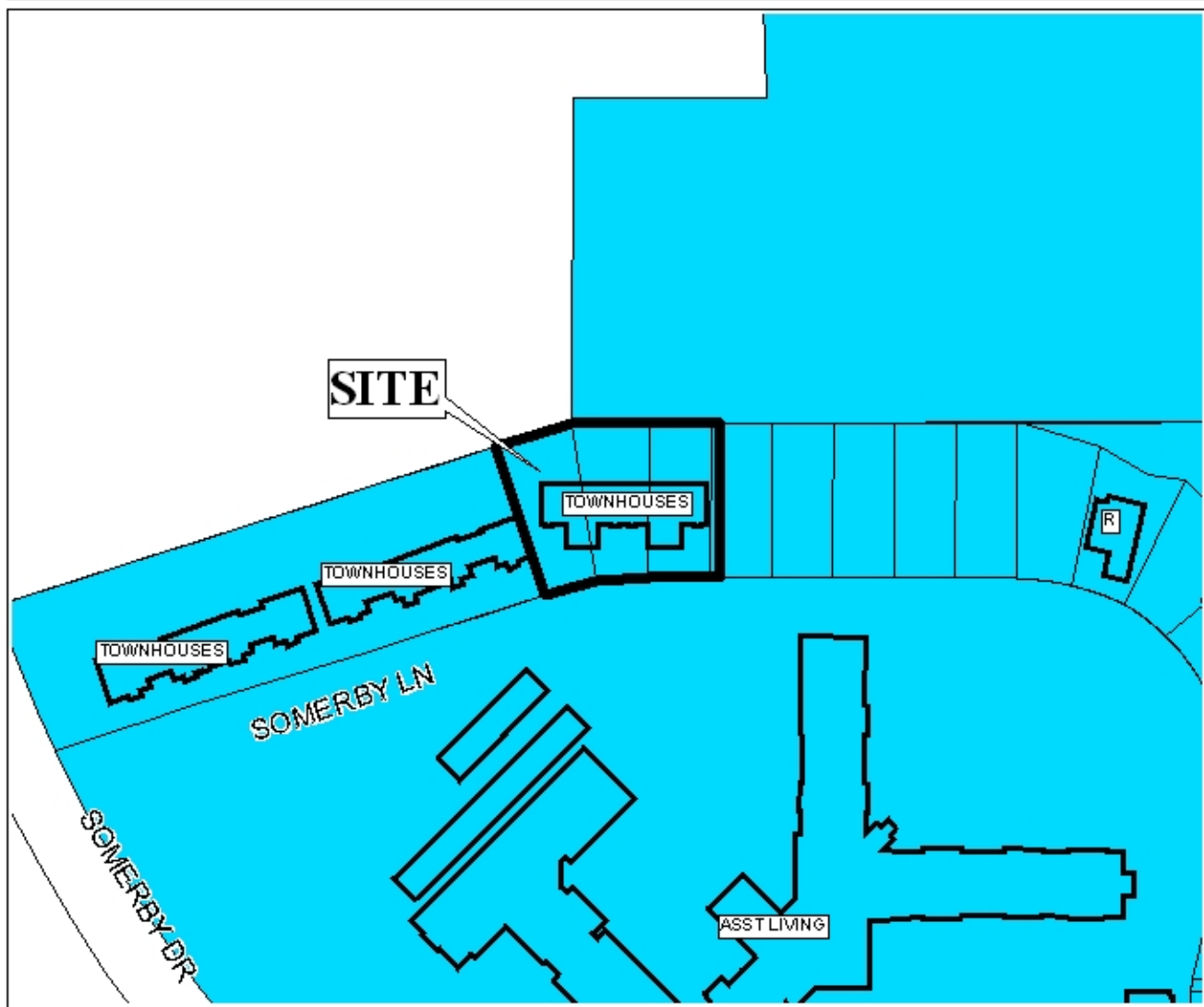
APPLICANT Somerby Subdivision, Resubdivision of

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential units are located to the west and east of the site.
An assisted living facility 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	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



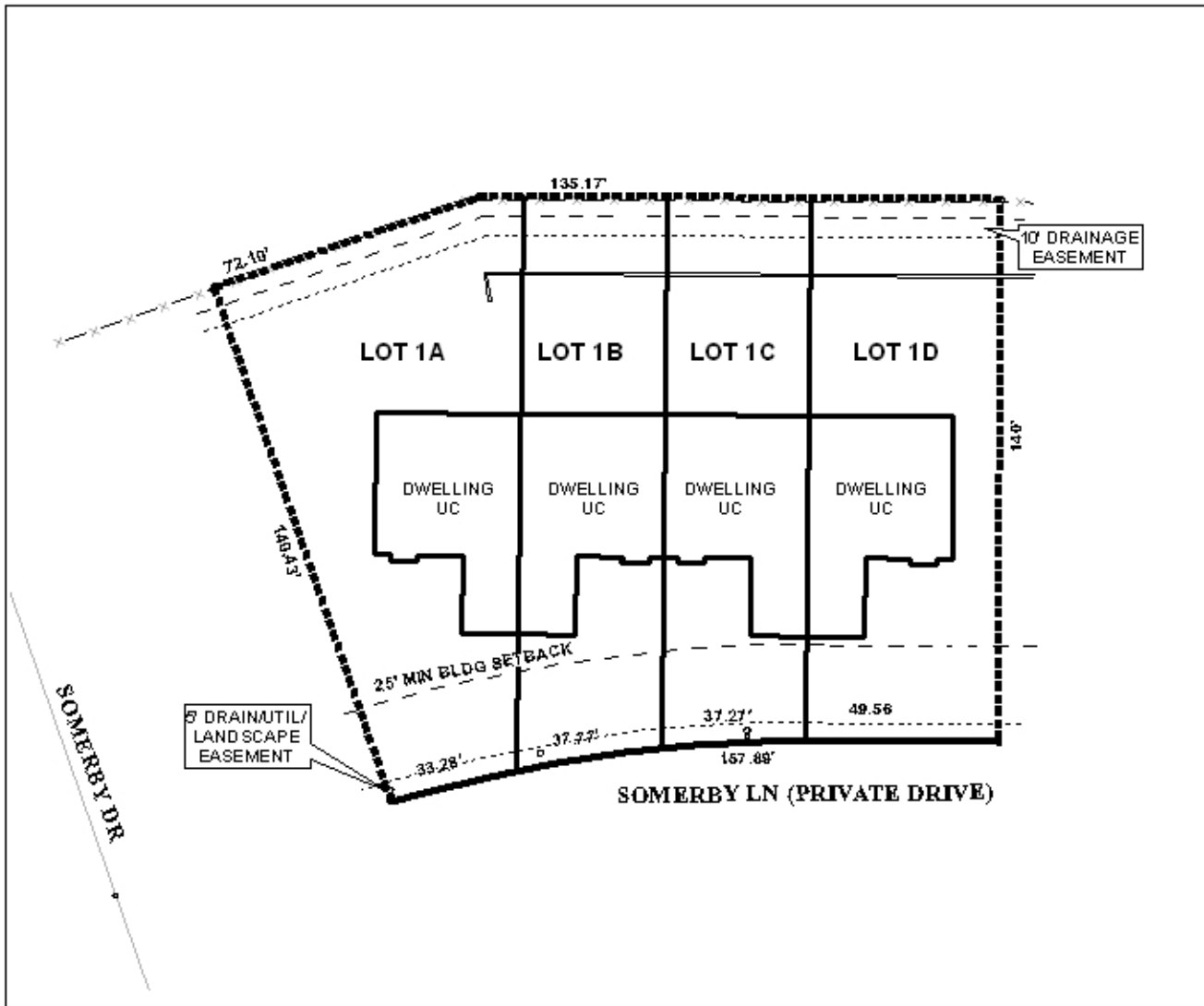
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SITE PLAN



The site plan illustrates the proposed development

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