

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: October 3, 2013**

<u>DEVELOPMENT NAME</u>	Antoine Trace Subdivision, Resubdivision of Lot 1
<u>SUBDIVISION NAME</u>	Antoine Trace Subdivision, Resubdivision of Lot 1
<u>LOCATION</u>	North side of Shady Lane, 140' ± West of Hillcrest Road
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	2 Lots / 0.4 ± acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow reduced side yard setbacks for a proposed subdivision, and Subdivision approval to create 2 lots of record.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate.

**ENGINEERING
COMMENTS****Subdivision**

The following comments should be addressed prior to acceptance and signature by the City Engineer:

- Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend).
- Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
- Add a signature block and signature for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer.
- Provide and label the monument set or found at each subdivision corner.
- Provide the Surveyor's Certificate.
- Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.
- Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

Planned Unit Development

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permits are required for this proposed project.
2. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
3. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.
4. Must comply with all Engineering Department Policy Letters:
 - i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System)
 - ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
 - iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)

TRAFFIC ENGINEERING**COMMENTS**

Each lot should be limited to one curb-cut, with 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).

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.

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 Planned Unit Development Approval to allow reduced side yard setbacks for a proposed subdivision, and Subdivision approval to create 2 lots of record. Planned Unit Development Approval is required to allow reduced side yard setbacks for the proposed subdivision, and Subdivision approval is needed to divide a previously approved lot in half to create two legal lots of record. The proposed subdivision is located in Council District 6, and the applicant states the site is served by public water and sanitary sewer.

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 site is zoned R-1, Single-Family Residential. This district allows up to 35% site coverage and a 25-foot front yard setback and 8-foot side and rear yard setbacks.

It should be noted that the proposed lot width of each lot is only 50' \pm instead of the standard 60' as stated in Section V.D.2. of the Subdivision Regulations. As a result, Section 64-4.D.7. of the Zoning Ordinance would allow the minimum side yard setback for both proposed lots to be 7.2' on one side and 9.5' for the other side yard for a combined side yard total of 16.7'.

The applicant states that although the proposed lots would be smaller than the immediately adjacent properties, there may be precedent in the surrounding neighborhoods to justify the smaller lot sizes. According to the applicant, approximately 350' \pm northeast of the site, Oakleigh Place Subdivision has lot sizes of only 7,200 sf.; 300' \pm southeast of the site, Oakchase South Subdivision has lot sizes of 7,650 sf.; and immediately south of the site, Carriage Hills, Unit Five Subdivision has lot sizes of 9,450 sf. Staff does not refute the applicant's claims; however, the lots within the previously mentioned subdivisions, except for those which front a cul-de-sac, appear to provide a minimum of 60' of road frontage.

Although only 50' of frontage would be provided along Shady Lane, the proposed lots would be in excess of 9,200 \pm square feet, which would be larger than the smallest lots in the vicinity and would comply with the minimum lot size requirements set forth by the subdivision regulations; however, the minimal amount of frontage provided would appear to be out of character with the surrounding properties, which generally have lot widths between 65' and 150'. If approved, however, a waiver of Section V.D.2. would be required because the proposed lots would not be at least 60' wide and a waiver of Section V.D.3. would be required due to the depth-to-width ratio each lot.

For the PUD, the applicant is requesting that the standard minimum side yard setback be reduced to allow a 7' minimum side yard setback on the west side of each lot while maintaining an 11' side yard setback on the east side of each lot, with a combined side yard total of 18' for each lot. All other setback and site coverage aspects of development in an R-1 district would remain the same, per the narrative provided by the applicant.

It should be pointed out that both proposed lots abut existing, residentially developed lots. Typically the side yard setback in PUDs is required to be at least 8' where the PUD abuts existing residential development. Therefore, a side yard setback of at least 8' should be required along the west boundary of the proposed Lot A and along the east boundary of the proposed Lot B. The Final Plat and PUD Site plan should be revised to reflect the 8' setback. The submission of a revised PUD Site Plan is required prior to the signing of the Final Plat.

The site fronts Shady Lane, a minor street which has a compliant 50' right-of-way. Access management may pose a concern due to the limited frontage provided. Each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

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.

As proposed, the width of each lot would appear to be out of character with the surrounding lots within the site's vicinity due to the proposed depth-to-width ratio, the proposed side yard setbacks, and the proposed street frontage width.

RECOMMENDATION

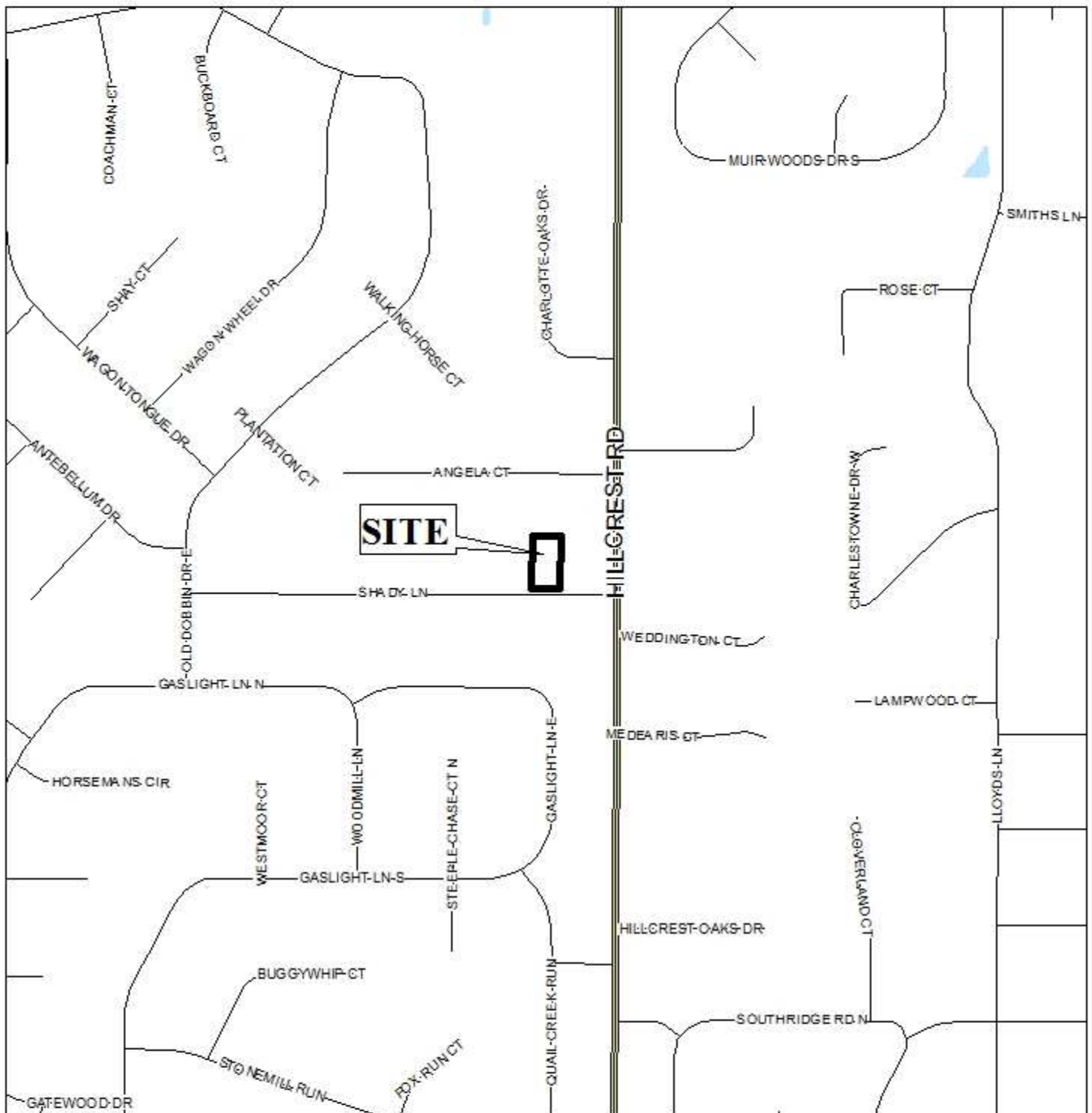
Subdivision: The Subdivision request is recommended for denial for the following reasons:

- 1) The proposed lot sizes would be out of character with the surrounding neighborhood due to the proposed depth-to-width ratio that is not in compliance with Section V.D.3. of the Subdivision Regulations;
- 2) The substandard width of the lots would not comply with Section V.D.2. of the Subdivision Regulations, and would be out of character

Planned Unit Development: The request for Planned Unit Development is recommended for denial for the following reasons:

- 1) The proposed lot sizes would be out of character with the surrounding neighborhood due to the proposed depth-to-width ratio;
- 2) Lot width;
- 3) Side yard setbacks; and
- 4) Reduced side yard on an exterior property line

LOCATOR MAP



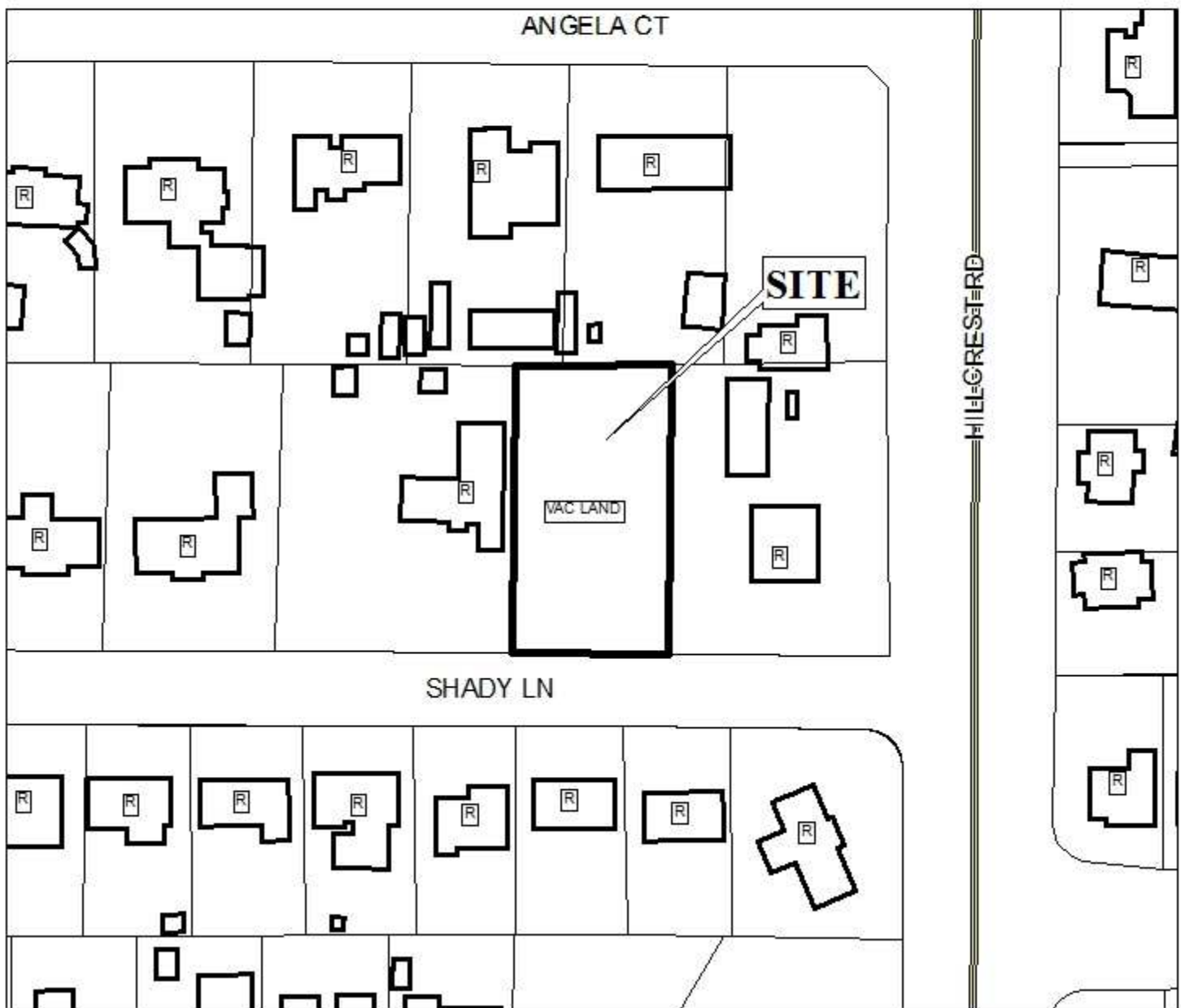
APPLICATION NUMBER 40 & 41 DATE October 3, 2013

APPLICANT Antoine Trace Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



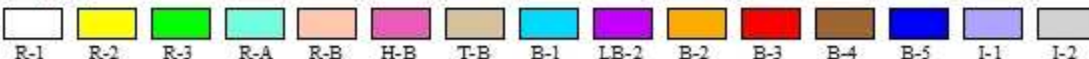
The site is surrounded by single family residential units.

APPLICATION NUMBER 40 & 41 DATE October 3, 2013

APPLICANT Antoine Trace Subdivision, Resubdivision of Lot 1

REQUEST Subdivision, Planned Unit Development

LEGEND



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

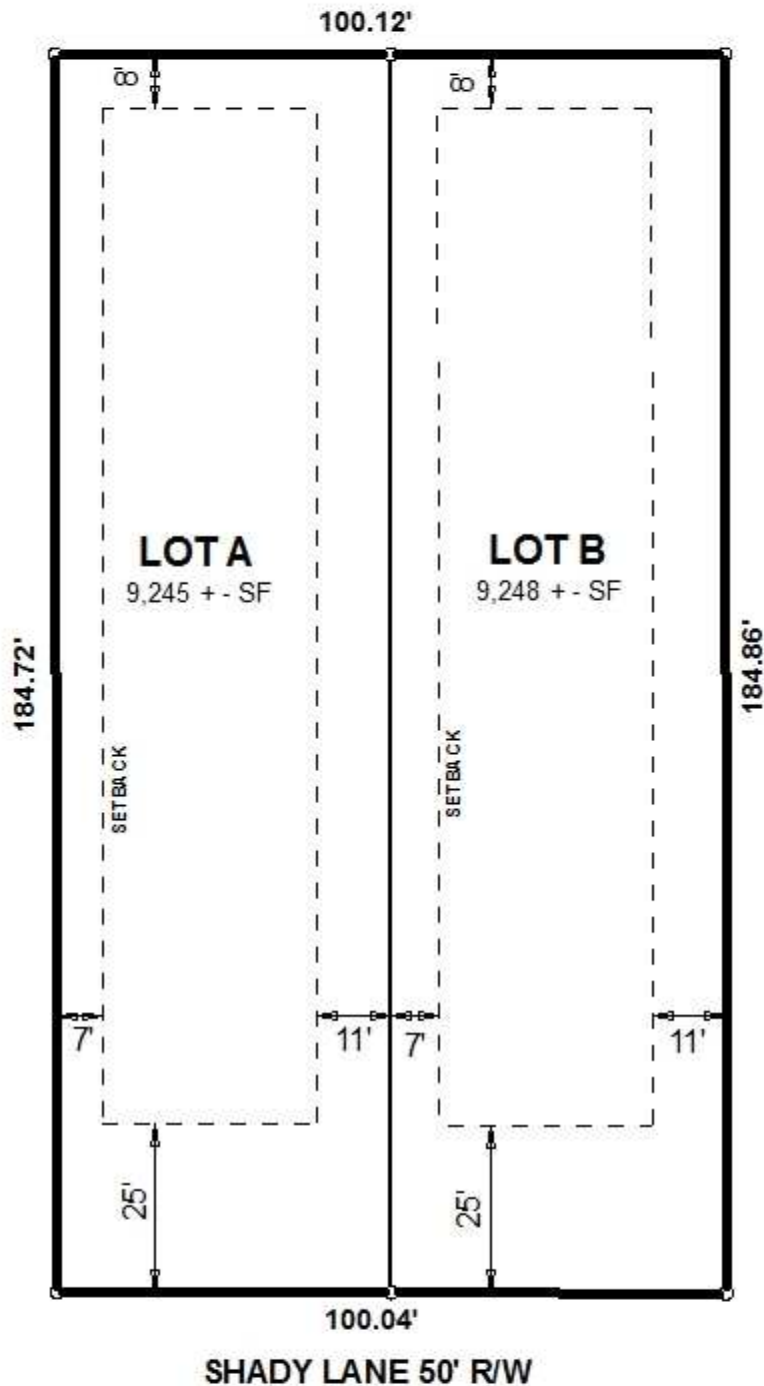


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DETAIL SITE PLAN



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