

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

Idlewood Village Subdivision

SUBDIVISION NAME

Idlewood Village Subdivision

LOCATION

Southeast corner of Old military road and River Bend Drive (private street), extending to the West termini of Vaughan Drive North and Convy Street

CITY COUNCIL**DISTRICT**

District 4

AREA OF PROPERTY

30 Lots/7.7± Acres

CONTEMPLATED USE

Subdivision approval to create 30 lots from a metes and bounds parcel, and Planned Unit Development Approval to allow reduced lot widths and sizes in a single-family residential subdivision.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

No water can be concentrated onto adjacent property owners without release agreement. All storm water must be tie to a City of Mobile storm drainage system. 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, 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is requesting Subdivision approval to create nineteen (30) lots from a metes and bounds parcels, and Planned Unit Development to allow reduced lot widths and lot sizes in a single-family residential subdivision. The applicant states that the site is served by public water and sanitary sewer.

This site has been the subject of two similar Subdivision and Planned Unit Development applications, which were approved by the Planning Commission in 1994, and July 2001, respectively.

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 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 Subdivision Regulations allow for an innovative subdivision in the case of peculiar and practical difficulties; or in the case of an innovative residential subdivision such as a cluster subdivision, or a subdivision designed for townhouses, terrace homes, or patio homes. With regard to the Planned Unit Development portion of the application, which is also a requirement of the Subdivision Regulations, the Ordinance states that some of the objectives of the PUD section are to permit single-family residential projects using innovative building types and arrangements; and to encourage innovative and diversified design; to encourage efficient and economical use of the land.

The proposed development, which meets the overall density requirements for R-1, Single-Family Residential zoning, would serve as a buffer or transition between the existing standard, Single-Family subdivision to the East and the condominium development to the West.

There are two concerns relating to the plan as submitted. The first is that the typical lot layout submitted does not indicate how or where the zero-lot line side will change so that there are no zero-lot lines abutting property which is not located within the proposed development.

The second concern is that of potential access to River Bend Road, a private entrance road to River Bend Condominiums. Several of the lots (2, 6-13) within the proposed subdivision should be denied access to this private drive.

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

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

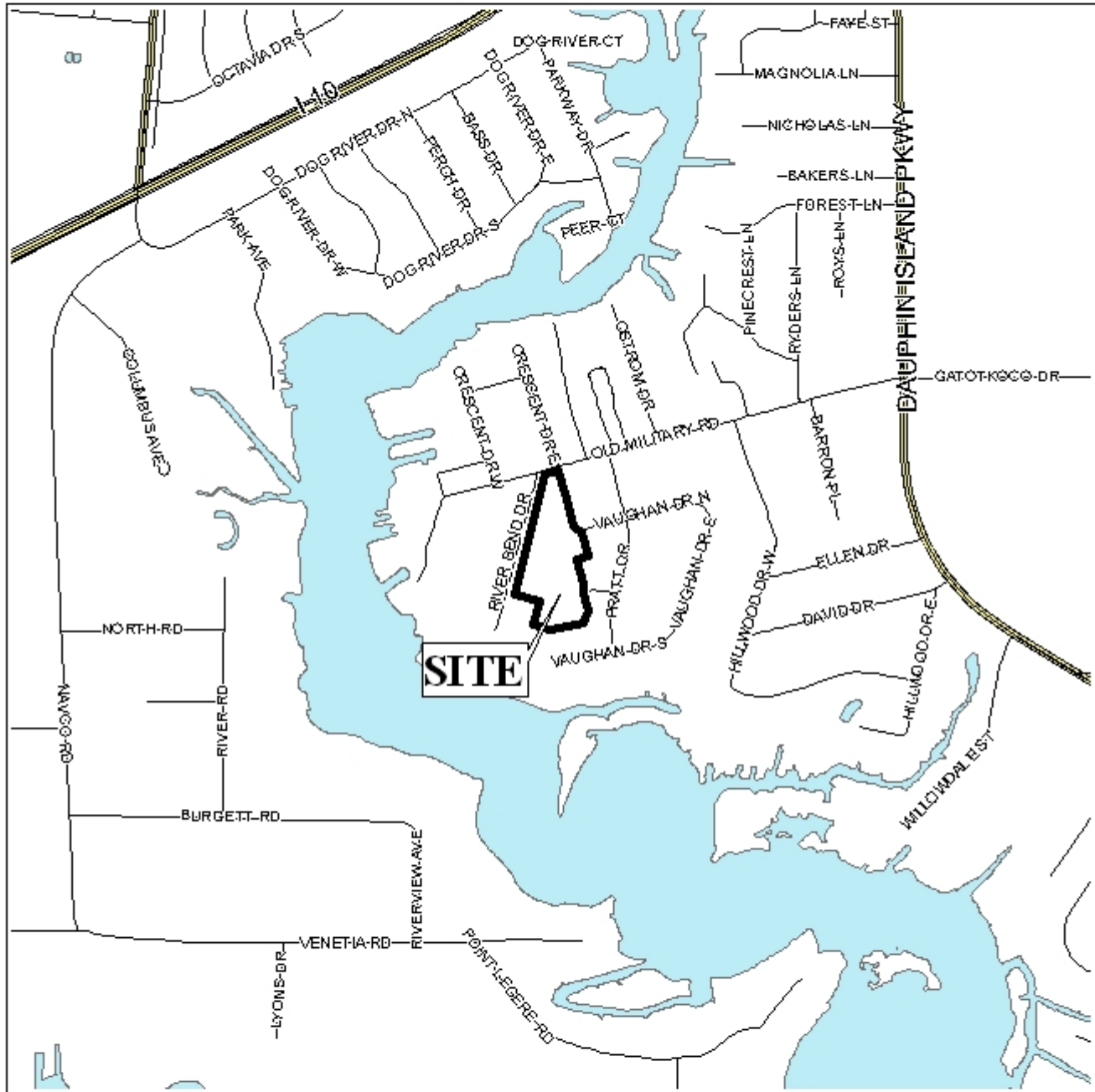
- 1) zero lot line property lines shall be on interior lot, and not adjacent to properties outside the development;
- 2) no two zero lot property lines to be adjacent to one another;
- 3) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners;
- 4) placement of a note on the site plan and plat that lots 2, & 6-13 are denied direct access to River Bend Condominium private drive;
- 5) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards;
- 6) completion of the Subdivision process;
- 7) designation on the site plan and plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 8) 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;
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and
- 10) 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) zero lot line property lines shall be on interior lot, and not adjacent to properties outside the development;
- 2) no two zero lot property lines to be adjacent to one another;
- 3) 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;
- 4) placement of a note on the site plan and plat that lots 2, & 6-13 are denied direct access to River Bend Condominium private drive;

- 5) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards;
- 6) completion of the Subdivision process;
- 7) designation on the site plan and plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 8) 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;
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and
- 10) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 40 & 41 DATE February 7, 2008

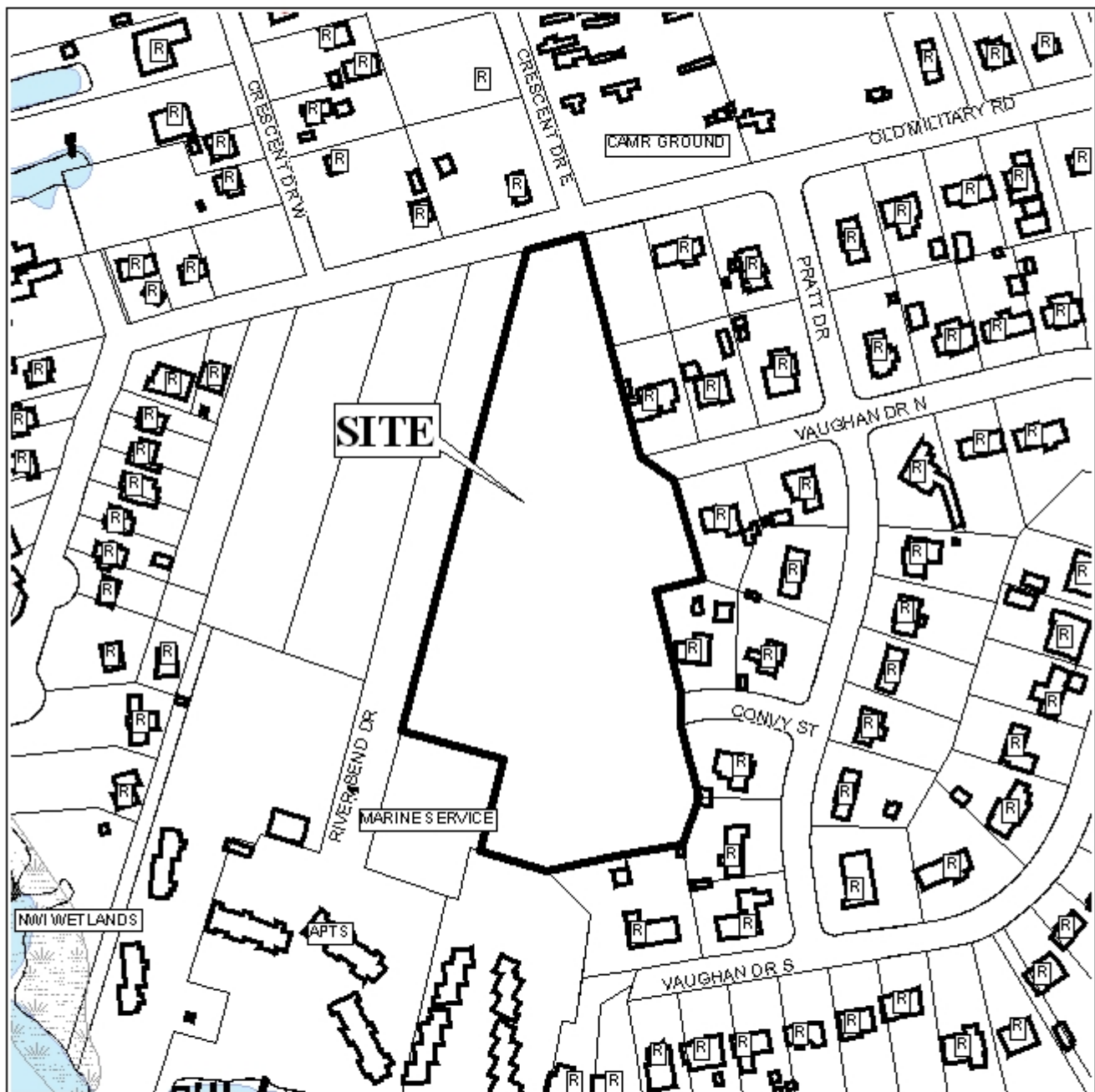
APPLICANT Idlewood Village Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

IDLEWOOD VILLAGE SUBDIVISION

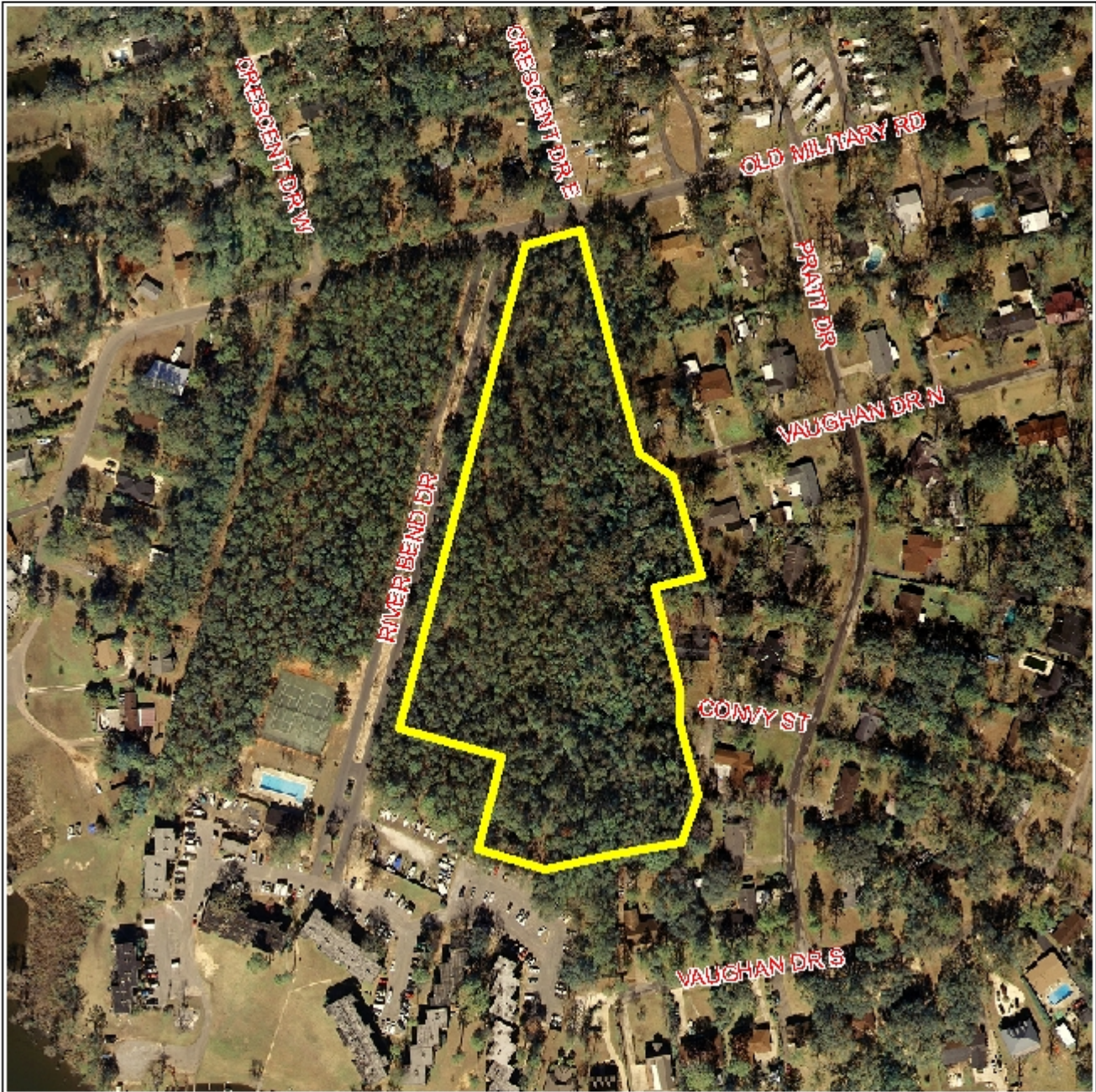


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LEGEND

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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IDLEWOOD VILLAGE SUBDIVISION

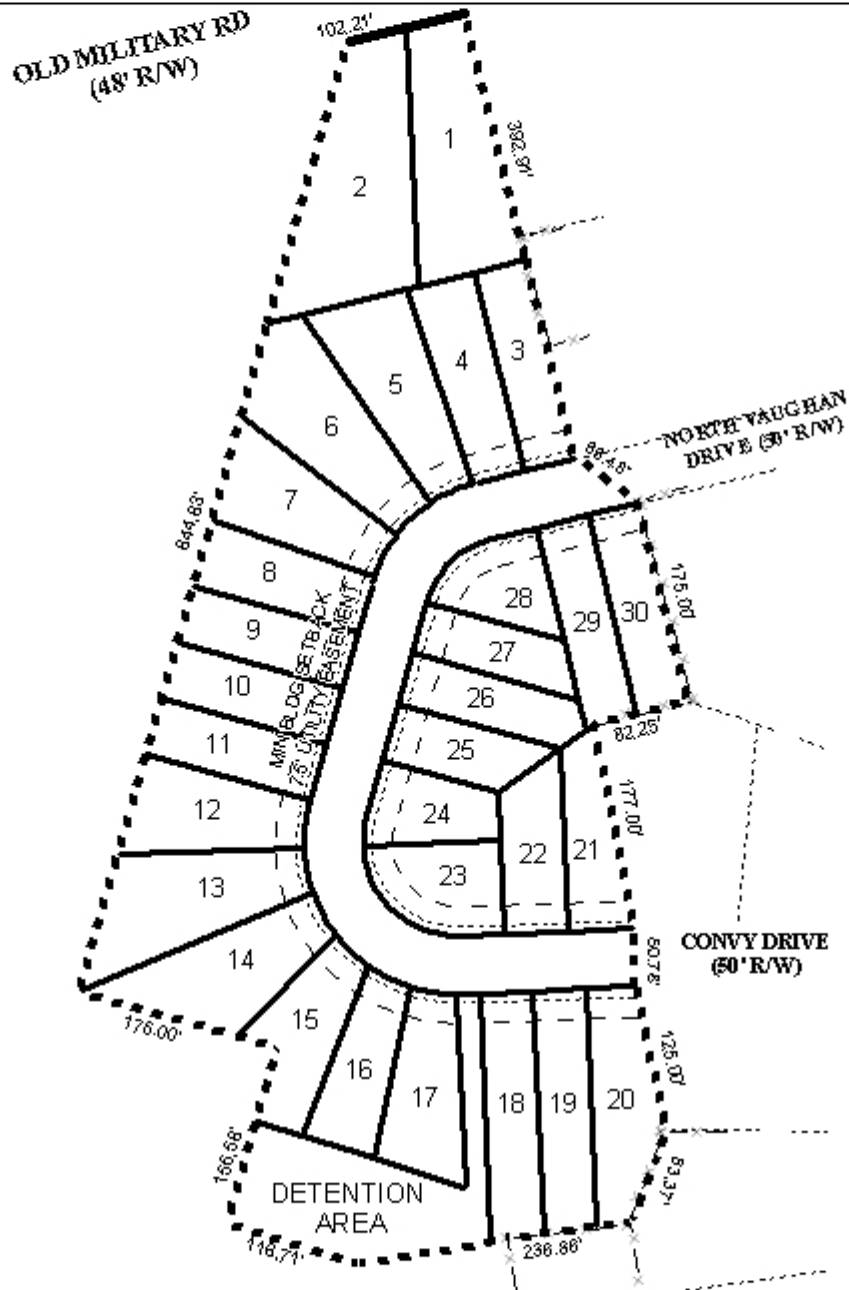


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DETAIL SITE PLAN



APPLICATION NUMBER 40 & 41 DATE February 7, 2008
 APPLICANT Idlewood Village Subdivision
 REQUEST Subdivision, Planned Unit Development



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