

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: June 5, 2008****DEVELOPMENT NAME**

Rochester Place Subdivision

SUBDIVISION NAME

Rochester Place Subdivision

LOCATION

Northwest corner of Airport Boulevard and General Pershing Avenue (not open), extending North and West to the South side of South Sunset Drive.

CITY COUNCIL**DISTRICT**

District 5

AREA OF PROPERTY

10 lots / 3.2 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow a gated private street single-family residential subdivision, and Subdivision Approval to create 10 lots.

TIME SCHEDULE**FOR DEVELOPMENT**

Immediate.

ENGINEERING**COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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.

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 to be given to the 53" live oak near the lot line between Lots C and D (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 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. Shall comply with Section 508.5.1 of the 2003 IFC.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow a private, gated street in a residential subdivision, and Subdivision Approval to create 10 lots. The site is located in Council District 5, and according to the applicant is served by public water and sanitary sewer.

This site was originally approved as a 10 lot residential subdivision (with a public street) in 2000. It was developed according to that approval, and the street was constructed to City standards, dedicated to the city, and accepted for maintenance. In 2004, the applicant requested Subdivision and PUD approval to allow the subdivision to become a private street, gated community. That application was approved subject to several conditions – most important of which was the vacation of the public street. In 2005, the applicant filed revised applications to allow a reduction in a buffer that had been illustrated along the “rear” of the site, adjacent to South Sunset Drive. Those applications were also approved, with virtually identical conditions to the 2004 approvals. The vacation never occurred, the plat was never recorded, and thus the subdivision and PUD have expired.

While approval of the applications now before the Commission should have little difficulty being approved, there is one issue that should be taken into consideration – Sidewalks. While sidewalks are not automatically required along private streets, there are properties within this subdivision that have constructed sidewalks since they were on a public street (or have shown them on the plans approved for construction). If sidewalks are existing adjacent to any of these properties, then it would seem illogical for them not to be provided adjacent to all properties within the subdivision.

RECOMMENDATION

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

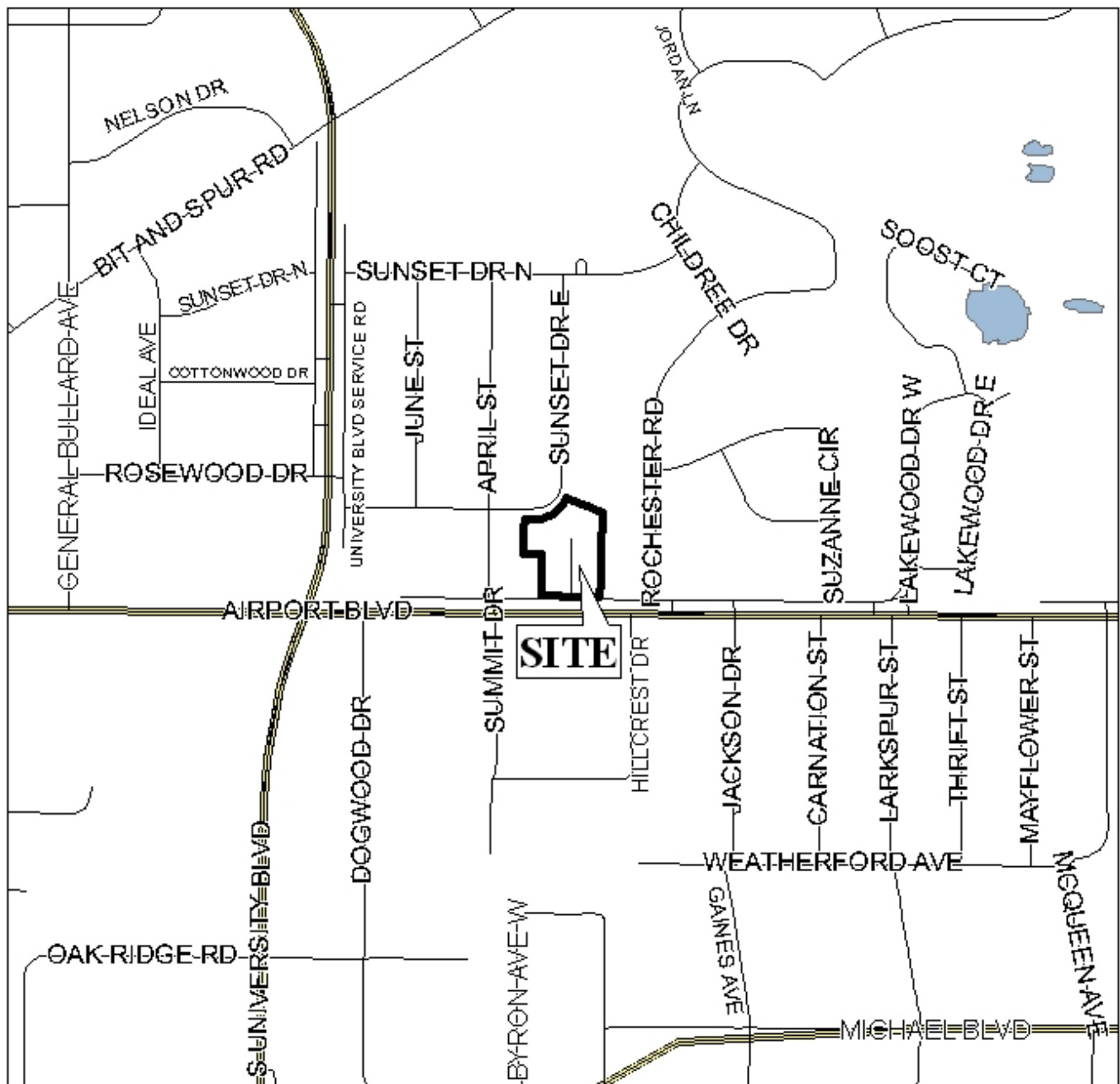
- 1) compliance with Section VIII of the Subdivision Regulations;
- 2) completion of the vacation process prior to signing of the Final Plat;
- 3) compliance with the landscaping and tree planting requirements of the Ordinance;
- 4) placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City;
- 5) preservation of the 53” Oak (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), as well as, protection status for any existing trees that are located within the existing Right-of-Way.
- 6) placement of a note on the final plat stating that the site is denied direct access to Sunset Drive South.

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

- 1) compliance with Section VIII of the Subdivision Regulations;
- 2) completion of the vacation process prior to signing of the Final Plat;
- 3) compliance with the landscaping and tree planting requirements of the Ordinance;

- 4) provision of sidewalks along ALL street frontages (public or private);
- 5) placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City;
- 6) preservation of the 53" Oak (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), as well as, protection status for any existing trees that are located within the existing Right-of-Way.
- 7) placement of a note on the final plat stating that the site is denied direct access to Sunset Drive South.

LOCATOR MAP



APPLICATION NUMBER 40 & 41 DATE June 5, 2008

APPLICANT Rochester Place Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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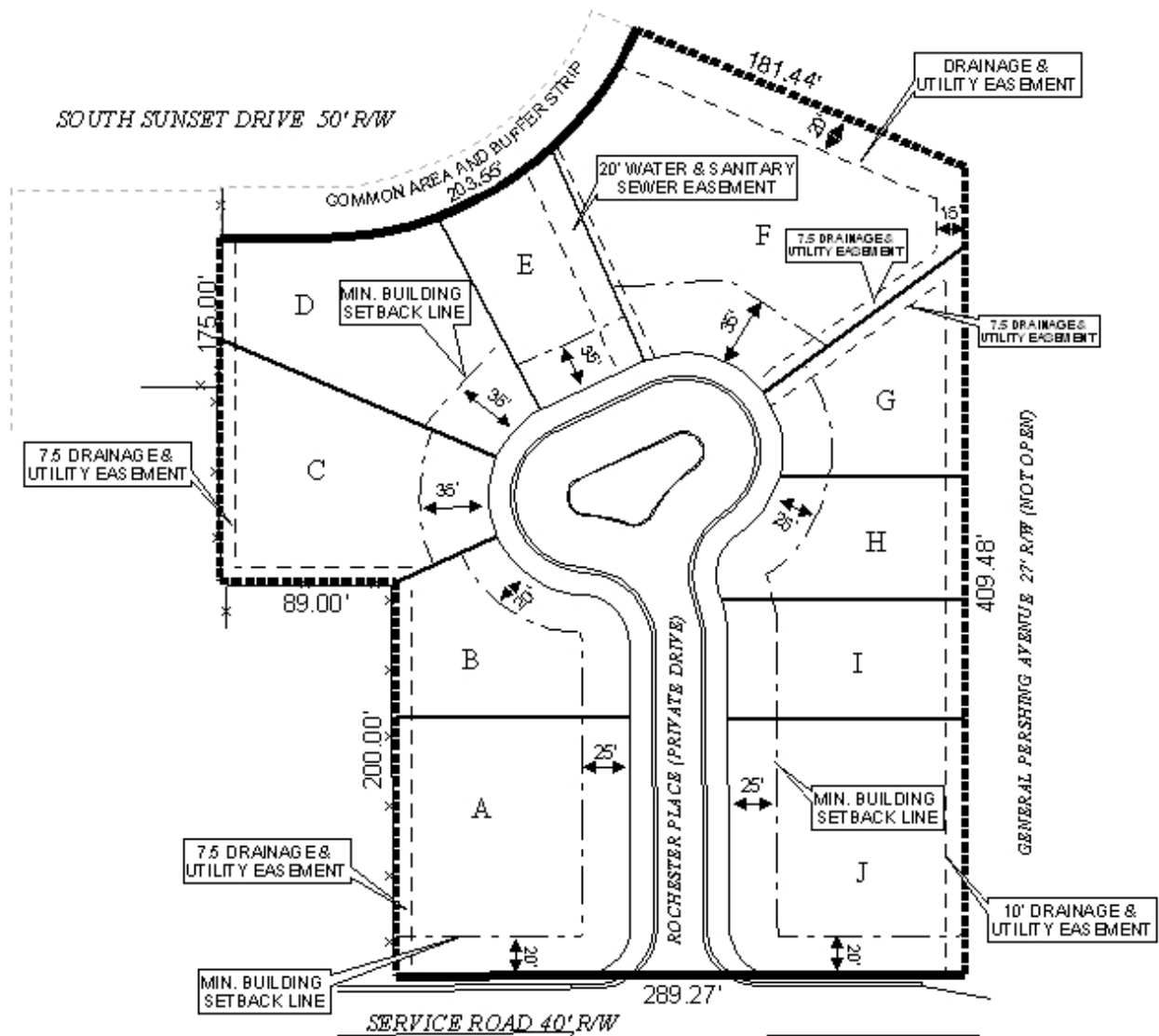
REQUEST Subdivision, Planned Unit Development

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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DETAIL SITE PLAN



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