

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

Forest Cove Subdivision, Unit Three

SUBDIVISION NAME

Forest Cove Subdivision, Unit Three

LOCATION

South side of Tulane Drive, 125'+ East of Belle Wood Drive East

**CITY COUNCIL
DISTRICT**

District 7

AREA OF PROPERTY

74 Lots / 17.2 ± Acres

CONTEMPLATED USE

Planned Unit Development and Subdivision Approval to remove a condition of approval of previously approved Planned Unit Development and Subdivision.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Verify capacity and functionality of storm detention facility being utilized. 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 Planned Unit Development and Subdivision Approval to remove a condition from previously approved Planned Unit Development and Subdivision applications.

The applicant is specifically requesting removal of the condition of approval from the May 19, 2005 meeting of the Planning Commission requiring the provision of a cul-de-sac at the East end of Tulane Drive. The applicant has not provided an explanation as to why they are making this request.

Tulane Drive is a minor street which currently terminates at the West entrance of Forest Hill Elementary School. Aerial photos show that access from Tulane Drive to the school has existed for at least a decade. These same photos also show that an “unofficial” turn-around has been in place for many years. If this were a typical residential subdivision, a cul-de-sac would be required.

Without a cul-de-sac, there is no provision for people to turn-around without utilizing the parking area of Forest Hill Elementary School, or the driveway of an adjacent residence. Should the Mobile County Public School System decide to gate this entrance, the ability to turn-around will be even more limited. Emergency vehicles as well as daily service vehicles such as garbage trucks, street sweepers, delivery trucks, etc, would benefit from the provision of a cul-de-sac as it would facilitate their movements within the neighborhood and reduce the risk of causing an accident due to having to back-up a large vehicle a long distance.

As the applicant has provided no justification for the elimination of the cul-de-sac requirement, and as the provision of a cul-de-sac would address health, safety and welfare issues by allowing for turn-arounds without the use of private property, the cul-de-sac should be provided, per the 2005 approval.

RECOMMENDATION

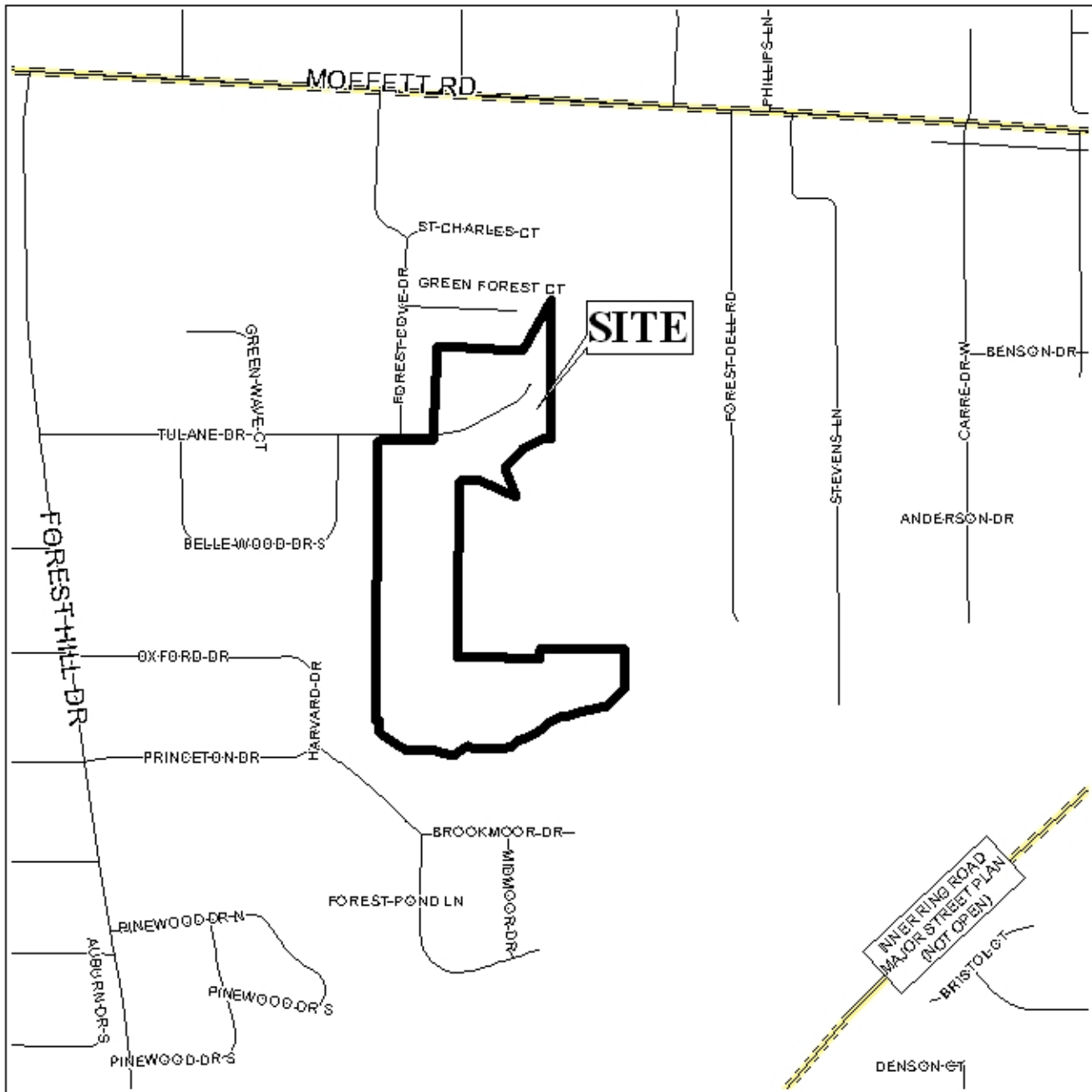
Planned Unit Development: Based upon the preceding, the request to amend the previously approved PUD to remove the cul-de-sac requirement for Tulane Drive is recommended for Denial for the following reasons:

- 1) No justification was provided by the applicant; and
- 2) Without a cul-de-sac, there is no provision for vehicular turn-around meeting city standards, without the use of private (and non-right-of-way) property.

Subdivision: Based upon the preceding, the request to amend the previously approved PUD to remove the cul-de-sac requirement for Tulane Drive is recommended for Denial for the following reasons:

- 1) No justification was provided by the applicant; and
- 2) Without a cul-de-sac, there is no provision for vehicular turn-around meeting city standards, without the use of private (and non-right-of-way) property.

LOCATOR MAP



APPLICATION NUMBER 42 & 43 DATE February 7, 2008

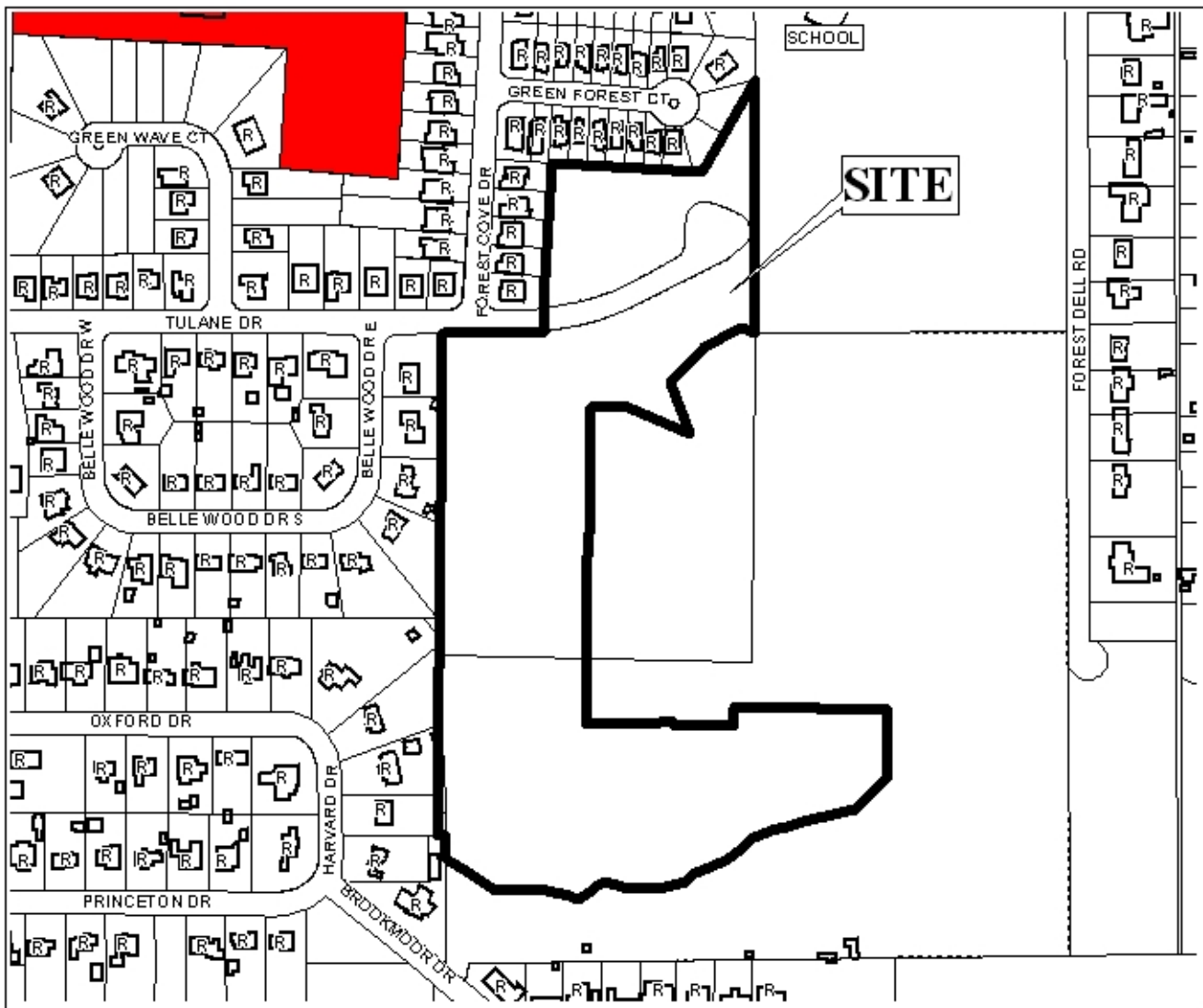
APPLICANT Forest Cove Subdivision, Unit Three

REQUEST Subdivision, Planned Unit Development



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A school is located to the north of the site.

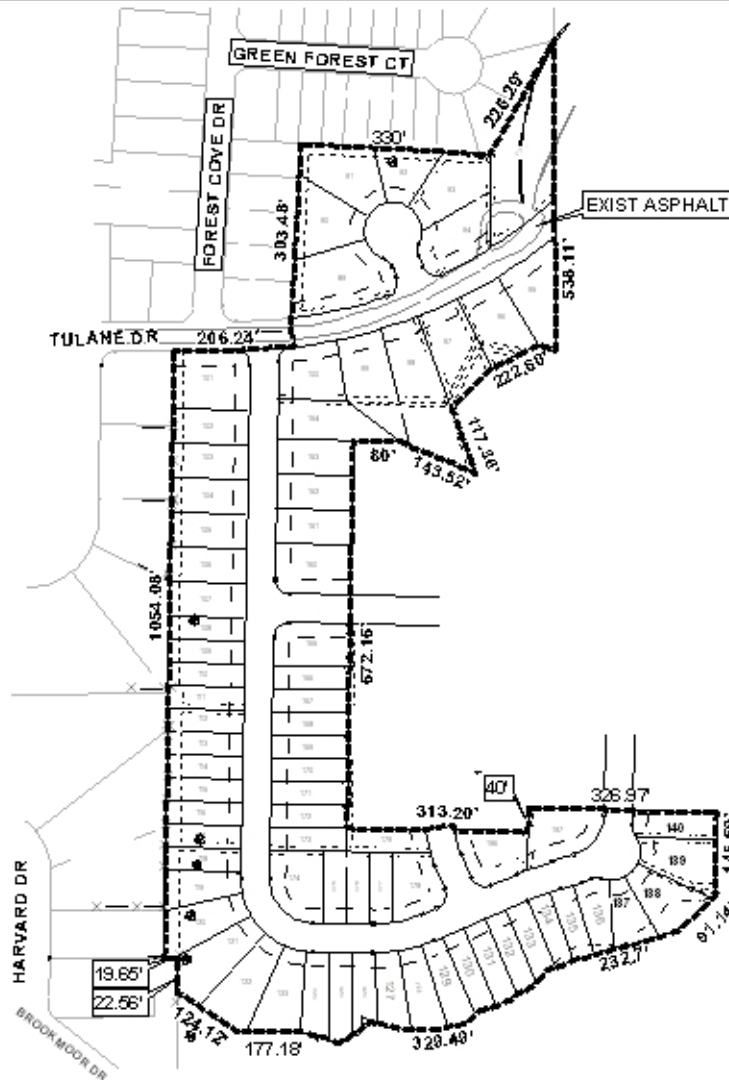
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LEGEND NTS

SITE PLAN



The site plan illustrates the proposed development

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