

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: July 21, 2005****DEVELOPMENT NAME**

Louise Place Subdivision

SUBDIVISION NAME

Louise Place Subdivision

LOCATION

West side of Louise Avenue (unopened right-of-way) extending to the East side of Schaub Avenue (unopened right-of-way), including McMurray Street (unopened right-of-way, to be vacated) and Gulver Street (unopened right-of-way, to be vacated)

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single Family Residential

AREA OF PROPERTY

2.1± acres, 10 lots

CONTEMPLATED USE

Single-family residential Planned Unit
Development and subdivision with reduced lot sizes and widths.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. No stormwater detention area or Common Area for such is shown on the proposed plat. Stormwater detention is required for this development and should be shown on the plat.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The radius of the cul-de-sac and roadway should be built to city 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant requests Planned Unit Development and Subdivision approval, to create a ten-lot subdivision with reduced lot sizes and widths.

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.

The site fronts Louise Street, a 40' unopened right-of-way; as this is substandard in width, dedication of sufficient right-of-way to provide 25 feet from the centerline of Louise Street should be required. In addition, construction of this portion of Louise Street will be required, as will construction of the new cul-de-sac street, prior to signing the final plat; standards of street construction are to be coordinated with and approved by City Engineering. As the site involves several unopened rights-of-way, vacation of such will be required before the plat is recorded or any permits are issued.

The surrounding area is an older subdivision (Pinehurst), in which smaller lot sizes are characteristic. Typical lot sizes along Louise Street are 5000 square feet, whereas the proposed lots range from 4750 square feet (with right-of-way dedication) to over 8000 square feet. With respect to reduced lot widths, narrow (50') lots are typical along Louise Street, and would be appropriate for the radial lots, as long as setbacks were respected. It should be noted that there have been numerous resubdivisions in Pinehurst, many of which have been approved with reduced lot dimensions and setbacks and increased site coverage.

Two of the proposed lots (Lots 1 and 10) would face Louise Street, and the remaining eight lots would face the new cul-de-sac street. The plat indicates 25' minimum building setbacks, which, with the required dedication, would leave proposed Lots 2 and 9, which are the corner lots leading into the cul-de-sac, with very narrow building sites. Even with a reduced (20') setback from Louise Street, the site would not have the minimum 30' wide building site (Section IV.D.3 of the Zoning Ordinance). Section V.D.1 of the Subdivision Regulations requires that every lot have a suitable building site. It should be

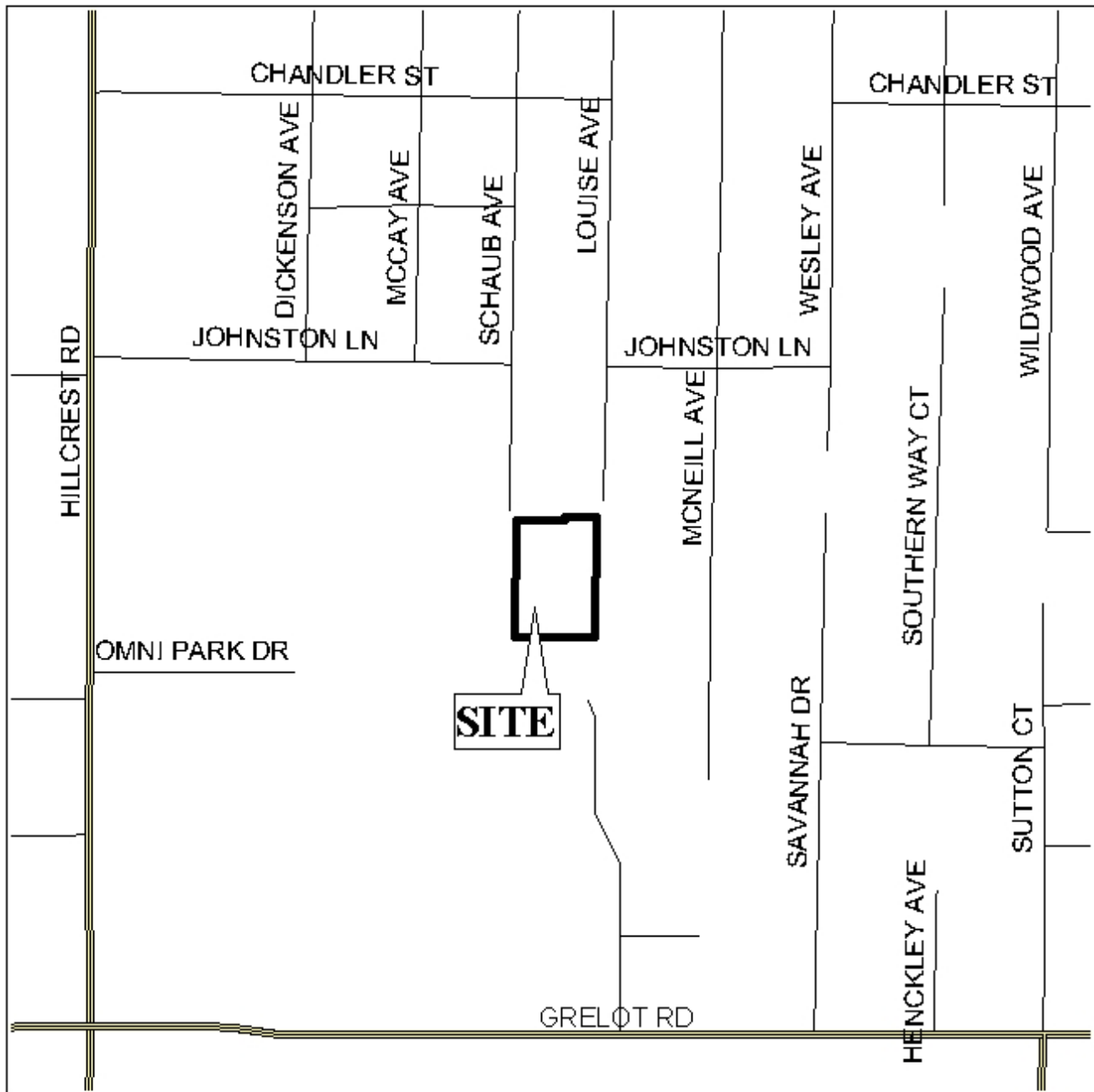
noted that the applicant has not requested increased site coverage or reduced building setbacks.

An additional concern regards the orientation of proposed Lot 10. While orientation toward Louise Street is consistent with the original plan for this portion of the Pinehurst Subdivision, with the proposed cul-de-sac development, Lot 10 would be the sole property oriented this way on this portion of Louise Street. Both of its side yards would abut the rear yards of other properties, and for this reason it would not seem that the "*orientation...shall be appropriate to the location of the subdivision*", as required by Section V.D.1 of the Subdivision Regulations.

While reduced lot sizes and lot widths may be appropriate for the area, the issues of suitable building sites (for proposed Lots 2 and 9) and orientation (for proposed Lot 10) should be addressed in a redesign of the project. This may necessarily decrease the number of lots that can be created.

RECOMMENDATION Based on the preceding, this application is recommended for Holdover until the August 4th Planning Commission meeting, to allow the applicant to submit revised drawings addressing the following concerns: 1) depiction of the right-of-way dedication for Louise Avenue; 2) depiction of the minimum building setback lines, and; 3) depiction of adequate buildable area for the proposed lots, as there has been no request for an increase in permitted site coverage or reduced setbacks.

LOCATOR MAP



APPLICATION NUMBER 4 & 5 DATE July 21, 2005
APPLICANT Louise Place Subdivision
REQUEST Planned Unit Development, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and South of the site are single family residential dwellings; to the East are vacant properties. Located to the West is an office complex.

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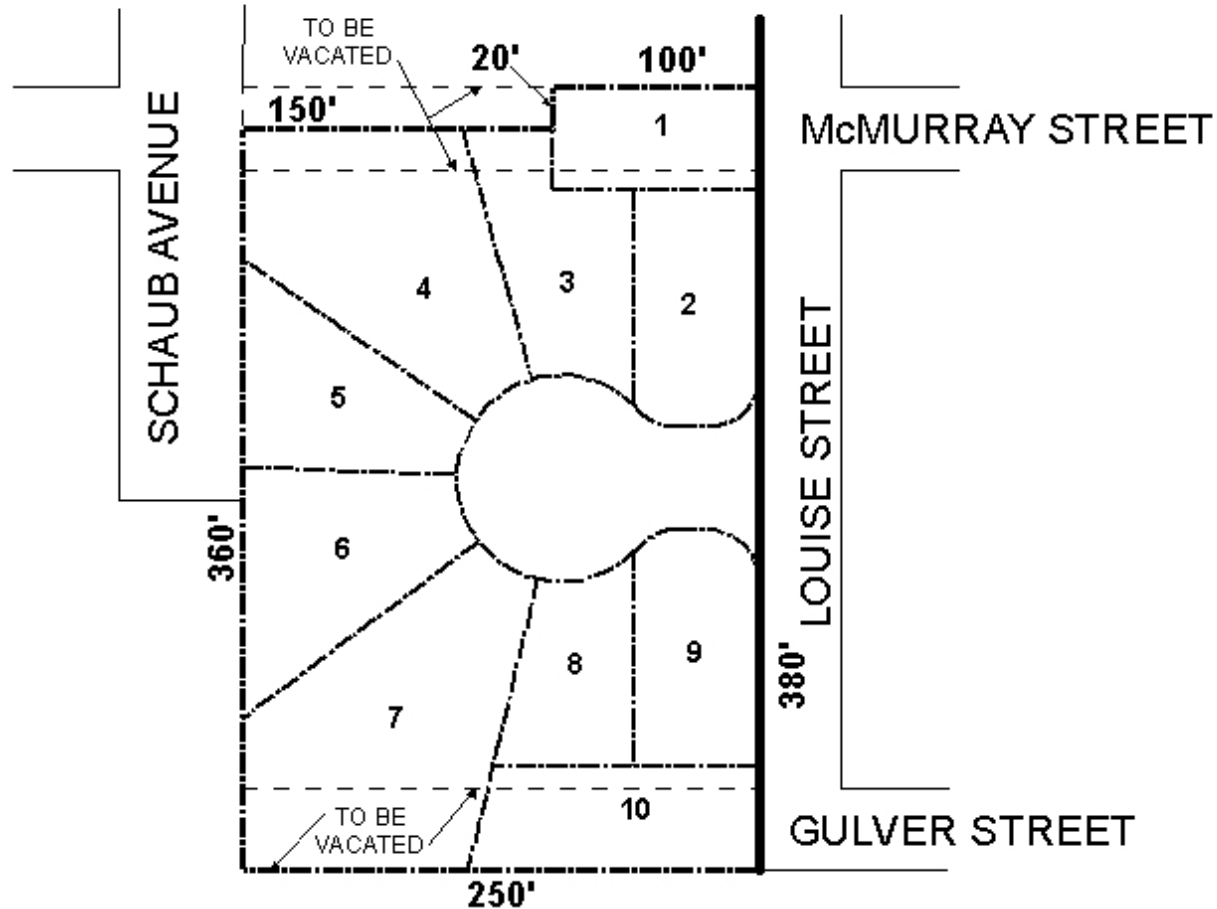
REQUEST Planned Unit Development, Subdivision

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site is located on the West side of Louise Avenue (unopened right-of-way) extending to the East side of Schuab Avenue (unopened right-of-way), including McMurray Street (unopened right-of-way, to be vacated) and Gulver Street (unopened right-of-way, to be vacated). The plan illustrates the proposed subdivision.

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