

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: April 5, 2007****DEVELOPMENT NAME**

Lot A of the Oaks Subdivision

**SUBDIVISION NAME**

Lot A of the Oaks Subdivision

**LOCATION**

Landlocked parcel located 140'± North of the right-of-way of Weddington Court, and 520'± East of the right-of-line of Hillcrest Road

**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

R-1, Single-Family Residence District

**AREA OF PROPERTY**

1 Lots / 1.1 ± acres

**CONTEMPLATED USE***Planned Unit Development* to allow a residential subdivision with a gated private road, and *Subdivision* approval to create one (1) lot.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

Detention is required for construction of impervious area greater than 4000 square feet. The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. All storm water must tie to the City of Mobile storm drainage system. It appears that the proposed detention area is at the high point of the subdivision. 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).

Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed

street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

**FIRE DEPARTMENT  
COMMENTS**

No comments.

**REMARKS**

The applicant is requesting Planned Unit Development to allow a residential subdivision with frontage on a gated private road, and Subdivision approval to create one (1) lot. The applicant states that the site is served by public water and sanitary sewer.

This site is adjacent to the site for Agenda items #23 & 24, and in fact would only have access to the private street proposed for the "Grand Oaks at Hillcrest Subdivision," as the site in question is land-locked.

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 site currently has no frontage on a public street, however, the applicant proposes to have approximately 25-feet of frontage on a private street that will be created as part of the "Grand Oaks at Hillcrest Subdivision" and PUD. As the application in question proposes a separate PUD from that associated with the Grand Oaks development, there is concern that the site will lack guaranteed access to the private street proposed for the Grand Oaks development. It is recommended, therefore, that the PUD application for "Lot A of the Oaks Subdivision" be combined with the PUD application for the "Grand Oaks at Hillcrest Subdivision."

**RECOMMENDATION**

**Planned Unit Development:** Based upon the preceding, this application is recommended for Holdover until the May 3<sup>rd</sup> meeting, with revisions due to the Planning Section of Urban Development by April 10<sup>th</sup>, to allow for the following:

- 1) amending of the PUD application to be part of the "Grand Oaks at Hillcrest Subdivision" PUD application (including revised area information), and provision of additional labels and postage as necessary due to expanded notification requirements;

**Subdivision:** Based upon the preceding, this application is recommended for Holdover until the May 3rd meeting so that it may coincide with the revised PUD application.

***Revised for the May 3, 2007 meeting;***

*A revised PUD site plan was submitted combining the PUD for this application with the PUD application for the Grand Oaks at Hillcrest Subdivision. Because of the combination, this PUD application is no longer necessary, and should either be withdrawn or denied.*

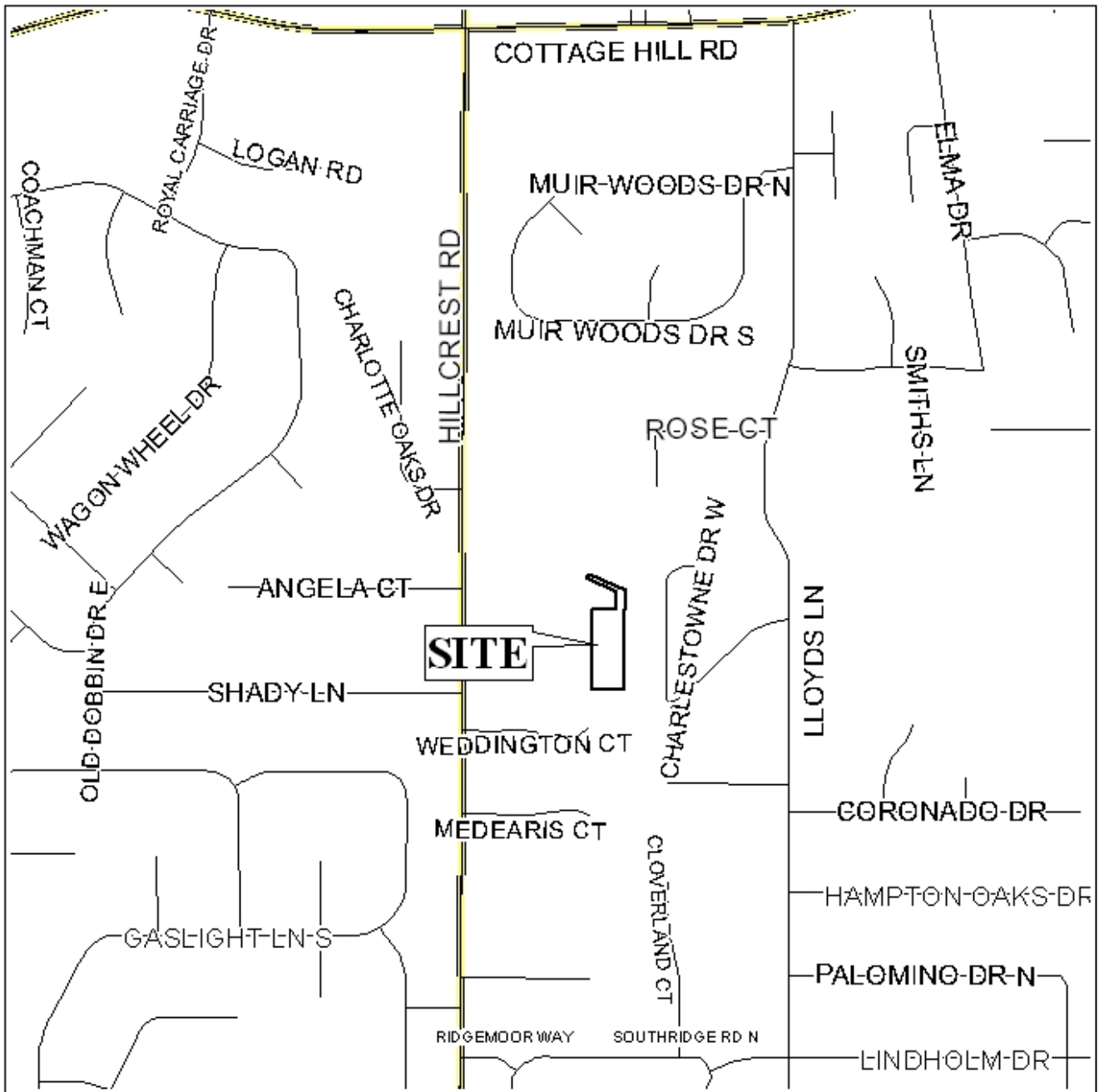
*Comments related to Subdivision application are now incorporated into the combined staff report for the "Grand Oaks at Hillcrest Subdivision."*

**RECOMMENDATION**

**Planned Unit Development:** Based upon the revised PUD site plan provided as part of the Grand Oaks at Hillcrest Subdivision, this application for PUD approval should either be withdrawn by the applicant at the meeting, or be Denied by the Planning Commission in favor of the revised PUD application for the Grand Oaks at Hillcrest Subdivision (which includes Lot A of the Oaks Subdivision).

**Subdivision:** Based upon the preceding, the revised staff comments and recommendations are to be found in the combined staff report for the Grand Oaks at Hillcrest Subdivision and PUD.

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 3, 2007

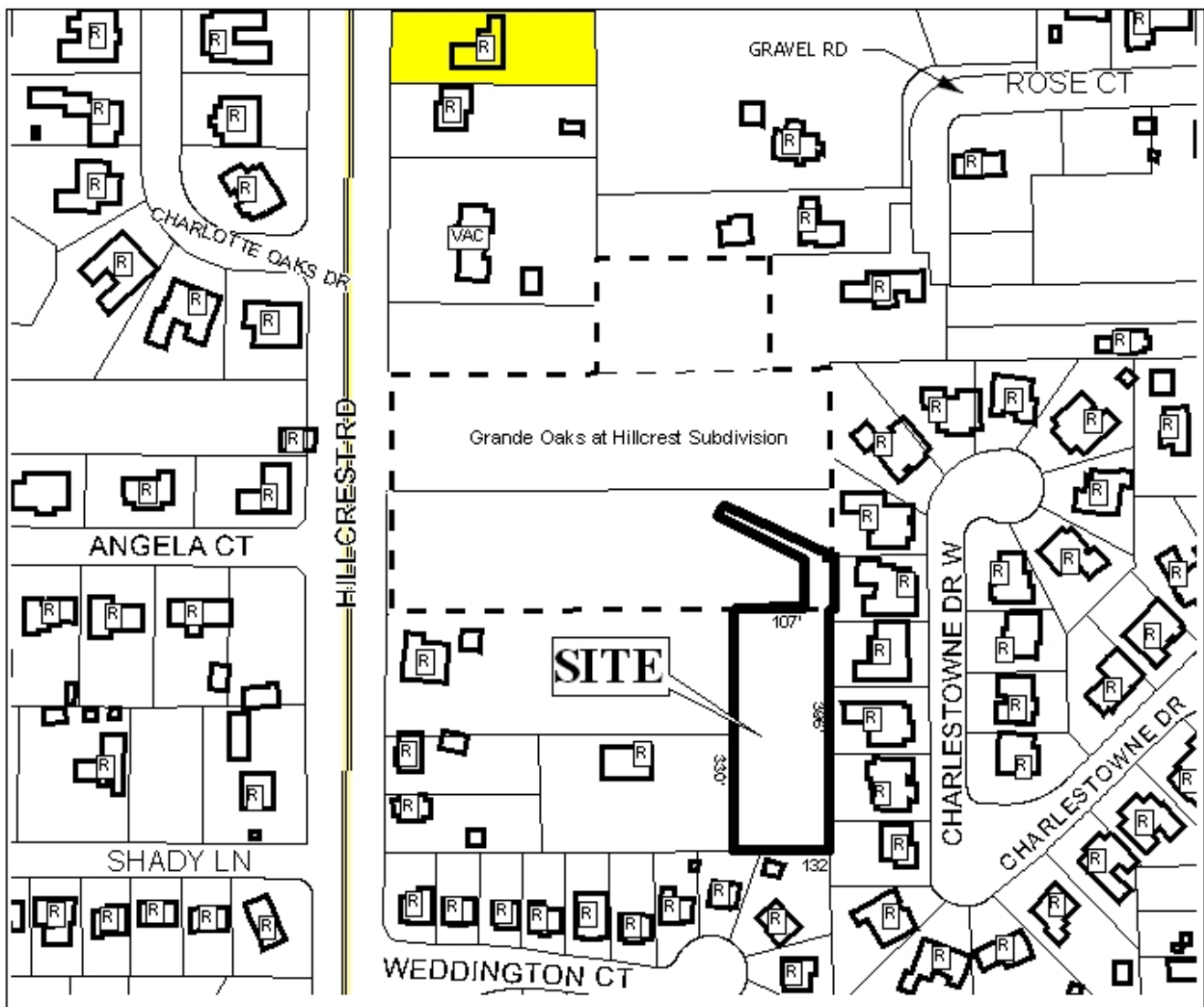
APPLICANT Lot A of the Oaks Subdivision

REQUEST Subdivision, Planned Unit Development



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER Holdover DATE May 3, 2007

APPLICANT Lot A of the Oaks Subdivision

REQUEST Subdivision, Planned Unit Development

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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