

PLANNED UNIT DEVELOPMENT

Date: October 7, 2010

DEVELOPMENT NAME

Roland Francis Properties

LOCATION

5799 Southland Drive
(South side of Southland Drive, 800'+ West of Knollwood Drive, extending to the West terminus of Southland Drive)

CITY COUNCIL

DISTRICT

City Council District 4

PRESENT

ZONING DISTRICT

R-3, Multi-Family Residential District

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site.

TIME SCHEDULE

FOR DEVELOPMENT

Immediately

ENGINEERING

COMMENTS

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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Intersection improvements at Knollwood Drive and Southland Drive as well as roadway improvements along Knollwood Drive are required and are to be coordinated with and approved by City Engineering. Completion of the approved improvements is required prior to issuance of any Certificates of Occupancy (CO).

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A Traffic Impact Study has been submitted for the development, and compliance with intersection improvement recommendations should be required.

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 seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow eight apartment buildings (182 units), pool, club house, bay (6) garages, trash compactor, and mailbox kiosk on a single building site. The site is located in Council District 4.

It should be noted that a similar application was submitted and approved by the Commission at the February 7, 2008 meeting. The Commission approved the extension application in February 2009; however, the second requested extension was denied by the Commission in February 2010. More recently, this same Planned Unit Development application was approved by the Commission; however, the project was put on hold due to an appeal filed by property owners in the vicinity. The judge ruled that there were notification issues and voided the approval; therefore, the applicant has reapplied.

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.

It is very important to note that Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.) must be resubmitted for Planned Unit Development review, and be approved through the planning process.

Due to the location and size of the development, access management is a concern. A Traffic Impact Study was submitted in 2007 for the initial development to Traffic Engineering and Urban Development to assess the traffic volume and patterns, existing and proposed.

The applicant is proposing a 182-unit apartment complex with eight three-story apartment buildings, six covered garages providing parking for approximately 24 spaces, a mail kiosk and a maintenance/car wash/ garage building on approximately 10.8 acres. A total of 314 surface parking spaces are provided, which slightly exceeds the 273 spaces that are required by the Zoning Ordinance.

Development along Girby Road has included several projects with increased density. There have also been several developments containing reduced setbacks on lots that otherwise meet minimum R-1 lot-size requirement.

The PUD site is currently undeveloped and zoned R-3, Multi-Family Residential. The apartment complex proposed would not exceed the maximum density allowed within R-3, Multi-Family districts, which equates to approximately 26-units per acre. The Zoning Ordinance requires a minimum gross site area of 278,000 square feet for 182 dwelling units in an R-3 district, which equates to an average gross site area of 1,527 square feet per dwelling unit. It should be pointed out that the proposed density of 2,581 square feet per dwelling unit for the development is *significantly lower than* the density allowed in R-3, Multi-Family districts.

The proximity to Floodways and 100-year flood zones and illustration that the site contains wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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.

The applicant is proposing a “multi-family” PUD residential development, and consequently, PUD common area requirements apply. Section 64-5.C.2. of the Zoning Ordinance requires 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings. Furthermore, compliance with the tree and landscaping requirements of the Zoning Ordinance will be required due to the proposed R-3 zoning of the site. Information on the site plan indicates that adequate area will be available for compliance with the landscaping requirements of the Zoning Ordinance. Additional information regarding compliance with the tree requirements must be submitted with the request for permits to develop the site.

It should be noted that there is an indication on the site plan as to the location of a dumpster or other waste storage facility. The location of the storage area for the dumpster is illustrated on the site plan and labeled, and the location; however, the required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

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Conditions of approval on the previous PUD application are as follows:

- 1) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 2) **provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**

- 3) **Compliance with Traffic Impact Study Requirements as stated in the 2008 approval:**
 - A. **developer will be responsible for intersection improvements at Knollwood and Southland Drive;**
 - B. **the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane; and**
 - C. **detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering.); and,**
- 4) **full compliance with all municipal codes and ordinances.**

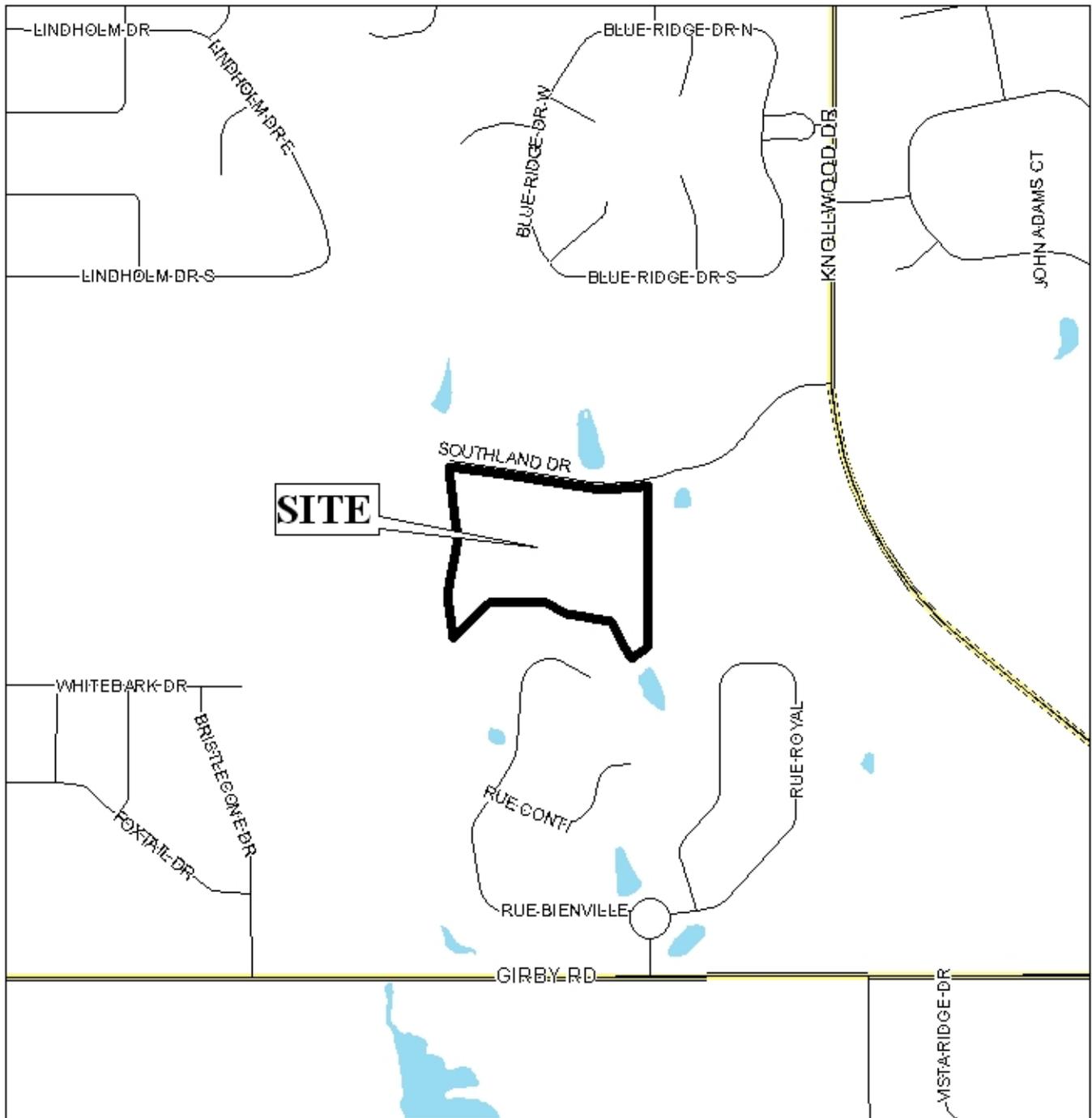
As there are no significant changes to the proposal, any conditions of approval should remain the same.

As a side note, the City Engineer determined during the previous appeal process that other significant improvements to Knollwood Drive (super elevation) would be required by Engineering in conjunction with this project.

RECOMMENDATION Planned Unit Development: Based upon the preceding, this application, are recommended for Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 2) provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 3) compliance with Traffic Impact Study Requirements as stated in the 2008 approval:
 - A. developer will be responsible for intersection improvements at Knollwood Drive and Southland Drive;
 - B. the developer must also restripe a dedicated left turn for southbound traffic as well as the recommended northbound left turn lane;
 - C. detailed plans for improvements must be approved by Urban Development, Engineering and Traffic Engineering; and,
- 4) compliance with Engineering Comments (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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Intersection improvements at Knollwood Drive and Southland Drive as well as roadway improvements along Knollwood Drive are required and are to be coordinated with and approved by City Engineering. Completion of the approved improvements is required prior to issuance of any Certificates of Occupancy (CO)); and
- 5) full compliance with all municipal codes and ordinances.

LOCATOR



APPLICATION NUMBER 15 DATE October 7, 2010

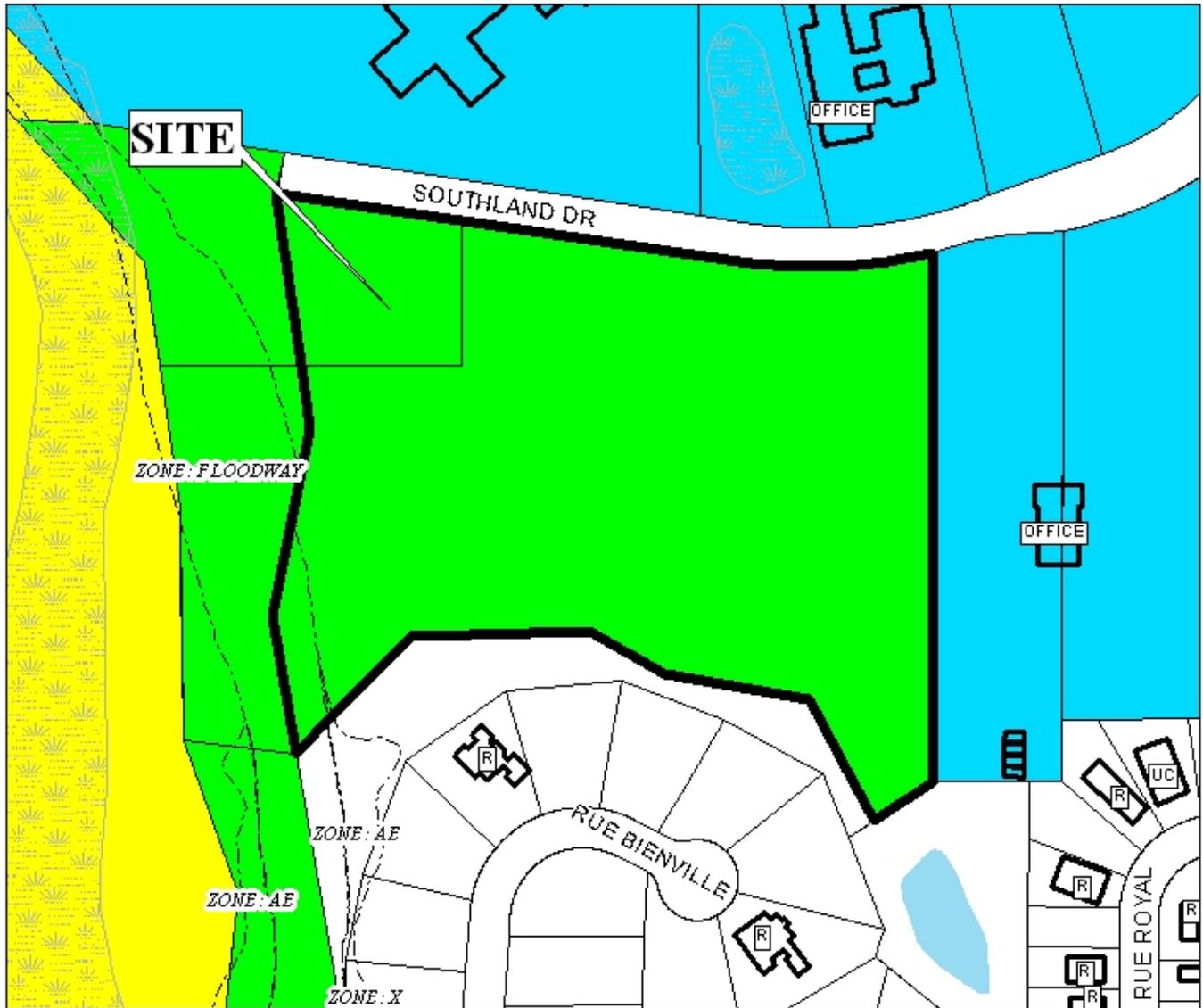
APPLICANT Roland Francis Subdivision

REQUEST Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

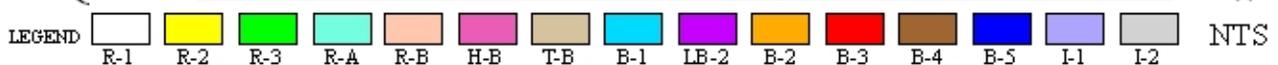


This site is surrounded by commercial land use with residential land use to the south.

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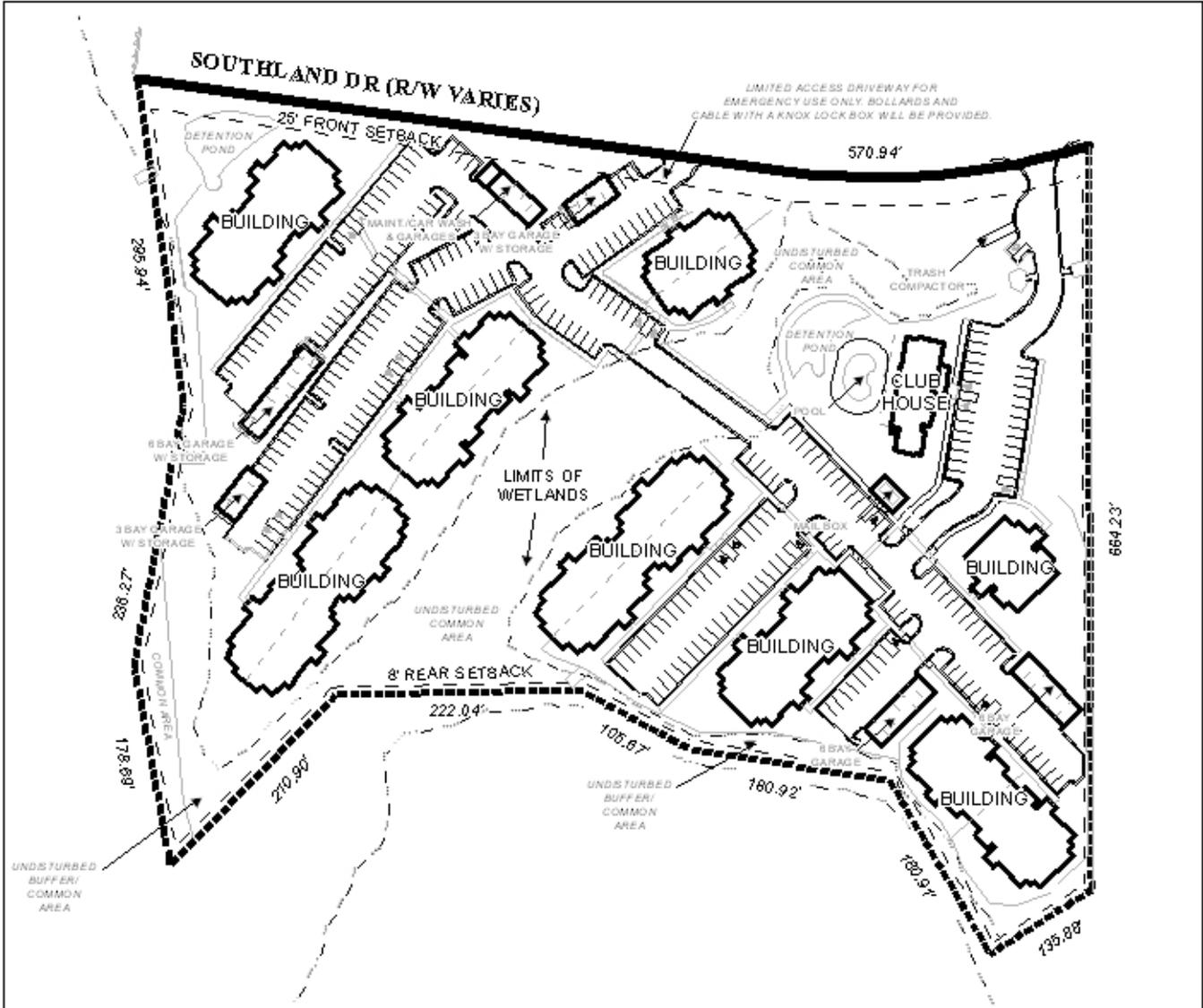
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NTS

SITE PLAN



This site plan illustrates the proposed subdivision and development.

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