

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: October 6, 2022

<u>DEVELOPMENT NAME</u>	Zeigler Boulevard Apartments
<u>SUBDIVISION NAME</u>	Zeigler Boulevard Apartments Subdivision
<u>LOCATION</u>	South side of Zeigler Boulevard, 390'± West of Cody Road, extending to the West side of Cody Road, 575'± South of Zeigler Boulevard.
<u>CITY COUNCIL DISTRICT</u>	District 7
<u>AREA OF PROPERTY</u>	3 Lots / 32.0± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create three (3) legal lots of record from a single metes-and-bounds parcel; and Planned Unit Development approval to allow multiple buildings on a single building site.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Construction begin Fall 2023

**ENGINEERING
COMMENTS**

Subdivision: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide reference, on the map and the description, to a monumented corner.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Label the POC.
- E. Provide the information in GENERAL SURVEYOR’S NOTES #3.
- F. Check and clarify GENERAL SURVEYOR’S NOTES #4.
- G. Remove the Mobile City Engineering Department note. This note is mislabeled as Mobile City Engineering note – it was a COUNTY note that is no longer required for subdivision plats within the City limits. The County Engineer/Engineering Dept. no longer reviews/comments on subdivision plats within the municipal limits of the City of Mobile.

- H. The proposed subdivision contains drainage way for Three Mile Creek and from a public street. The existing drainageways will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submitting the Plat for review and signatures.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1, 2, & 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 – NONE, & LOT 3 – NONE.
- J. Add a note stating that A Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- K. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- M. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Planned Unit Development:

1. A PUD drawing was not submitted for reviewed.
2. Add the following notes to the PUD Site Plan:
 - a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
 - c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

- d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
- e. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

A traffic impact study (TIS) has been requested for this site but has not yet been submitted or reviewed. Traffic Engineering approval of this site is contingent upon the submission and acceptance of the traffic impact study. Owner/Developer is responsible for any improvements that may be necessary to mitigate the increase in traffic within the TIS study limits. Upon approval of the TIS, the development should be limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. If the development is intended to be gated, gates should be illustrated on the PUD site plan.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create three (3) legal lots of record from a single metes-and-bounds parcel; and Planned Unit Development approval to allow multiple buildings on a single building site.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

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 has frontages along Zeigler Boulevard and Cody Road North. Zeigler Boulevard is a minor arterial road per the Major Street Plan, and should have a 100-foot right-of-way. Cody Road North is a major collector road per the Major Street Plan, and should also have a 100-foot right-of-way. The preliminary plat shows both rights-of-way as varying in width, therefore if approved, the Final Plat should be revised to either depict that there is a minimum of 50-foot right-of-way to the centerline of both streets, or dedication provided.

The proposed lot sizes are provided in square feet and acres, and exceed the minimum lot size required by Section V.D.2. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat, adjusted for any required dedication.

In regards to access management, per Traffic Engineering, a note should be placed on the Final Plat, if approved, stating: "Upon approval of the TIS, the development should be limited to

driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. If the development is intended to be gated, gates should be illustrated on the PUD site plan.”

The preliminary plat indicates the 25-foot minimum building setback line along both street frontages, and if approved, should be retained on the Final Plat, adjusted for any required dedication.

PUD 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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant has submitted a detailed narrative, which can be found in its entirety at the end of this document.

The applicant is proposing a three-phase apartment complex, but a detailed site plan was not submitted, rather a conceptual plan image was submitted.

The conceptual plan depicts a total of eighteen (18) structures with 318 dwelling units for the entire development, two (2) maintenance sheds (960 square feet), a clubhouse/leasing office (5,890 square feet), a pool, a BBQ pavilion, and a dog park. The applicant has the following table in their narrative regarding the number of dwelling units:

Type	Ave. Size (SF)	Number	Mix
1-Bedroom Units	676	216	28%
2-Bedroom Units	973	396	51%
3-Bedroom Units	1,048	162	21%
TOTAL APARTMENT UNITS		774	100%

As the narrative and the site plan do not agree on the number of dwelling units proposed for the overall site, it is difficult for staff to conduct a thorough review.

Furthermore, the conceptual plan submitted does not depict individual parking spaces, making it difficult for staff to determine how many parking spaces are proposed. Based on the proposed sizes for the office and maintenance sheds, 23 parking spaces are required, and depending on the number of dwelling units proposed, either 477 parking spaces or 1,161 parking spaces will be required. Regarding traffic circulation and parking on site, the applicant states:

Primary access to the site is from Zeigler Boulevard via a proposed drive traversing the site that will connect to Cody Road on the east. An efficient two-way vehicular network will connect parking areas, amenity areas, and adjoining streets. Sidewalks are provided for internal pedestrian circulation routes between buildings and amenities, and adjacent to parking lots for safe access. The required parking for the development is 1,161 total spaces (774 units x 1.5 spaces/unit) with estimated parking provided at 1,140 spaces. 0 spaces for clubhouse parking are required and computed at one (1) space per 300 square feet of building area. See Figure 5 for general site circulation. Parking areas shall contain wheel stops or bumper stops so located that no part of parked vehicles will extend beyond the parking facility. Parking areas shall be lighted and properly maintained.

Based on this, the applicant is proposing a deficit of 21 parking spaces for 774 units, and is not considering the 23 parking spaces required for non-dwelling uses on the property, resulting in an overall possible shortage of 44 parking spaces for the development. As the development will be required to have more than 25 parking spaces, a compliant photometric site plan will be required at the time of permitting, if approved.

The conceptual plan submitted does not depict a dumpster, therefore if approved, the site plan should be revised to depict a dumpster on site, with a compliant enclosure and sanitary sewer connection.

As this will be the first development of the site, full compliance with tree plantings and landscape area will be required. The conceptual plan submitted depicts several trees as “potential preservation”, but does not provide the size or species of the trees, and it is difficult to tell if the trees will have sufficient room to continue to thrive. The narrative includes information regarding the standard Zoning Ordinance requirements, but only provides the amount of landscaped area in acres. If approved, a site plan should be submitted depicting the amount of landscaped area in square feet, rather than acres, and include a note stating that the site will comply with tree planting requirements, and will coordinate with staff at the time of permitting.

As the site is zoned B-3, Community Business District, and the other properties abutting the site are also B-3, a residential buffer is not required by the Zoning Ordinance.

It is unclear if a sidewalk is proposed along Zeigler Boulevard and Cody Road North; however, a sidewalk is required. If approved, the site plan should be revised to depict a sidewalk as required by the Subdivision Regulations.

It is recommended that the applicant submit a site plan addressing the inconsistencies with the conceptual plan and the narrative, so that staff can conduct a more complete review, and insure the development will comply with the Zoning Ordinance.

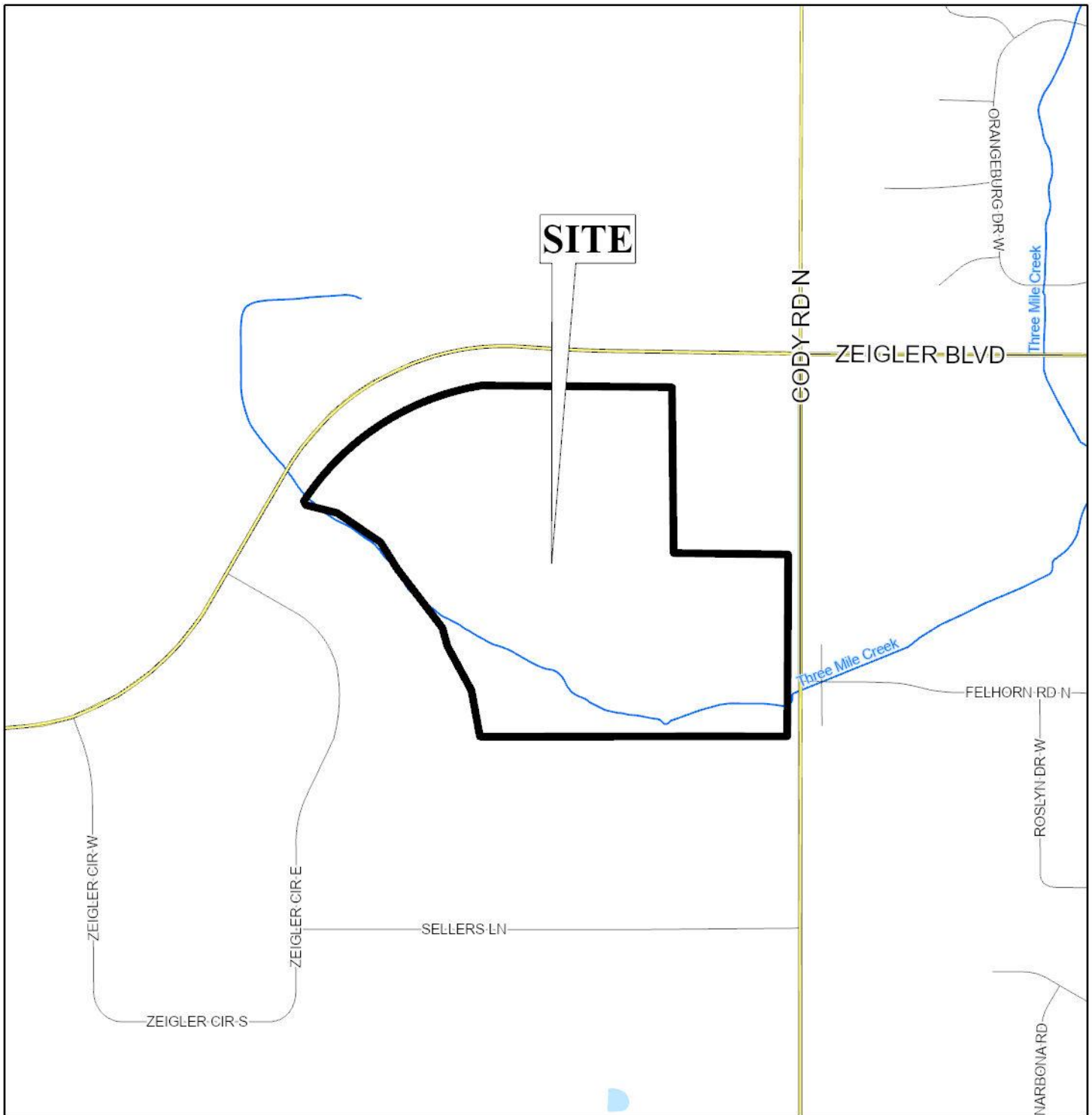
RECOMMENDATION

Subdivision: The application is recommended for Holdover to the November 3rd meeting to be heard concurrently with the Planned Unit Development, with revisions due no later than October 14th to address concerns related to the Planned Unit Development.

Planned Unit Development: The application is recommended for Holdover to the November 3rd meeting, with revisions due no later than October 14th to address the following items:

- 1) Submittal of a site plan depicting the number of dwelling units proposed for the development;
- 2) Submittal of a site plan illustrating the number of parking spaces proposed for the development, including a table with the associated parking calculations;
- 3) Placement of a note on the site plan providing the amount of total and front landscaped area in square feet proposed for the development;
- 4) Submittal of a site plan depicting existing trees to be preserved, labeled with their size and species;
- 5) Submittal of a site plan depicting any proposed dumpsters or trash compactors, with compliant enclosures and sanitary sewer connections; and
- 6) Submittal of a site plan depicting sidewalks along Zeigler Boulevard and Cody Road North.

LOCATOR MAP



APPLICATION NUMBER 13 DATE October 6, 2022

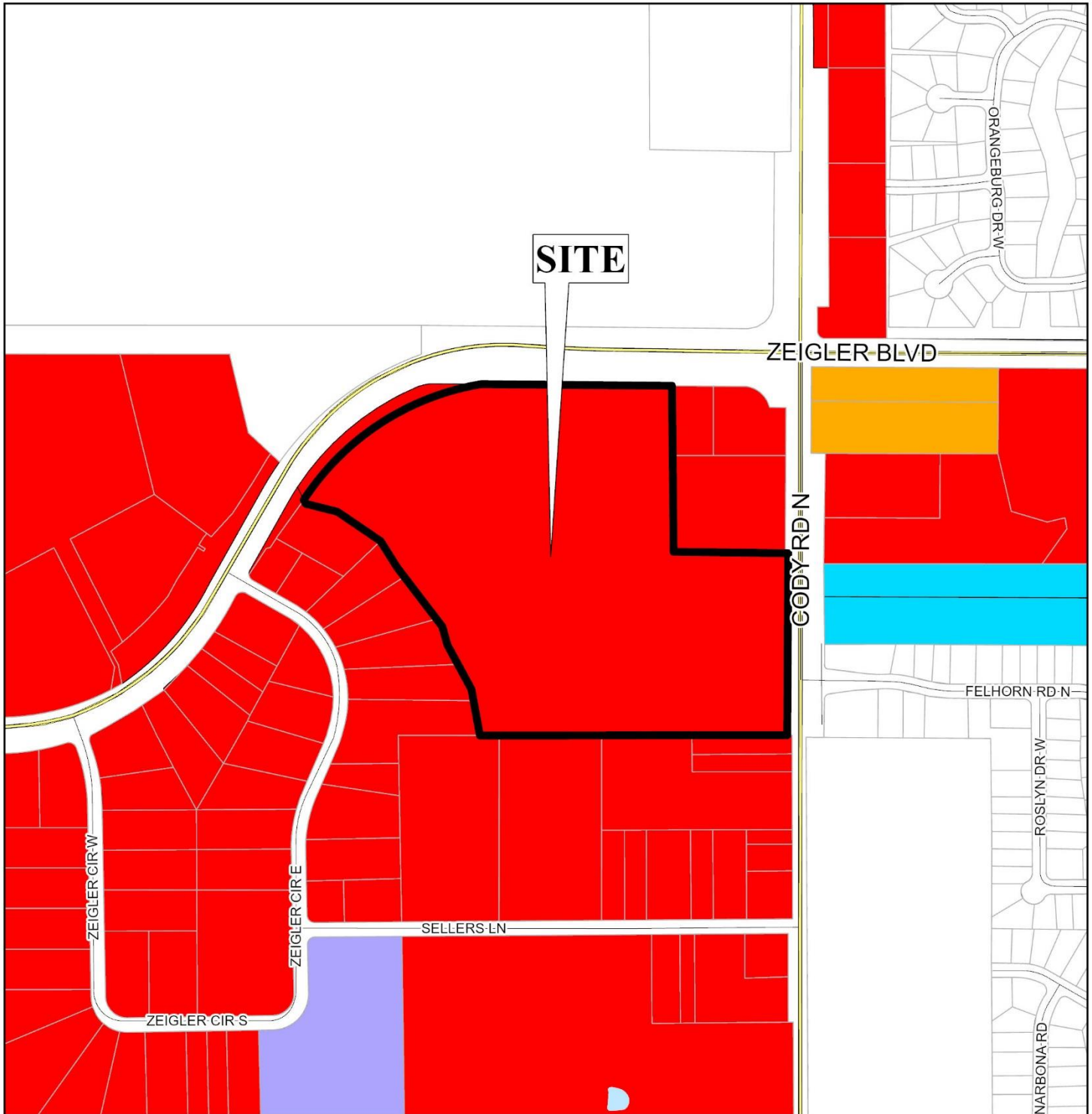
APPLICANT Zeigler Boulevard Apartments Subdivision

REQUEST Subdivision, Pud



NTS

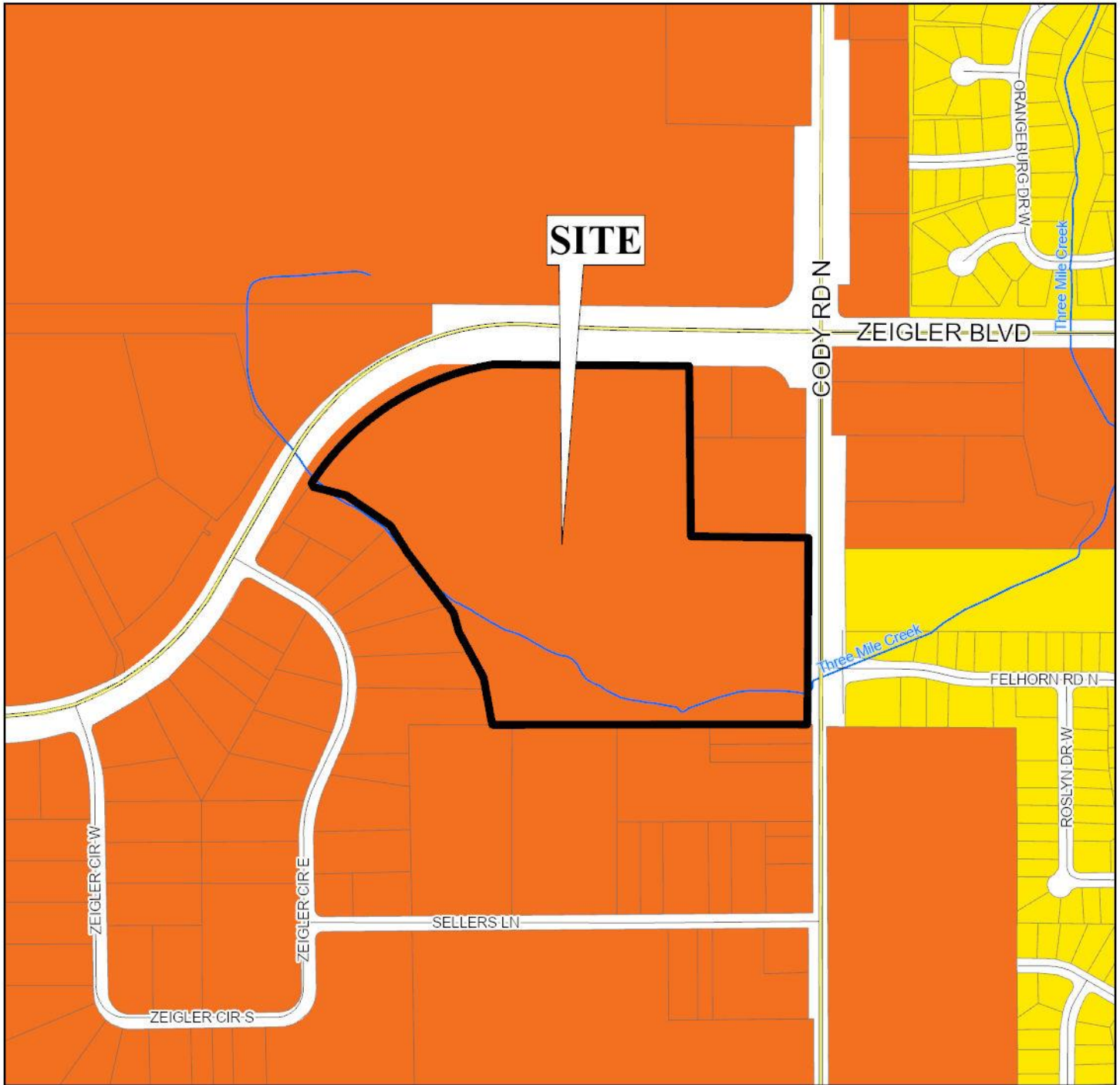
LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE October 6, 2022
APPLICANT Zeigler Boulevard Apartments Subdivision
REQUEST Subdivision, Pud



FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE October 6, 2022

APPLICANT Zeigler Boulevard Apartments Subdivision

REQUEST Subdivision, Pud

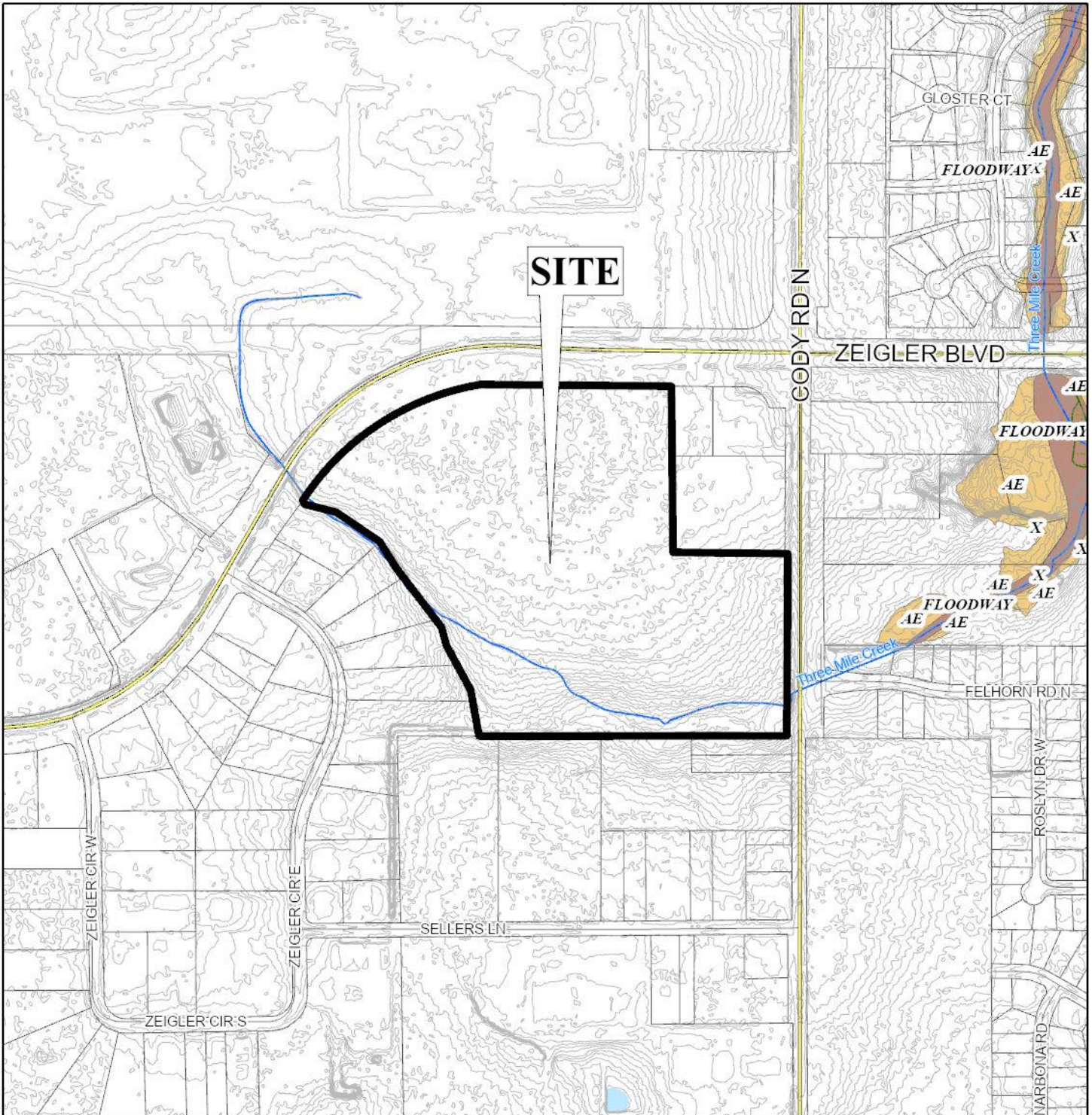
Layer2

- | | | |
|-----------------------------------|---------------------------|--------------------|
| Downtown | Traditional Corridor | Heavy Industry |
| District Center | Mixed Commercial Corridor | Institutional |
| Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Neighborhood Center - Suburban | Light Industry | Water Dependent |



NTS

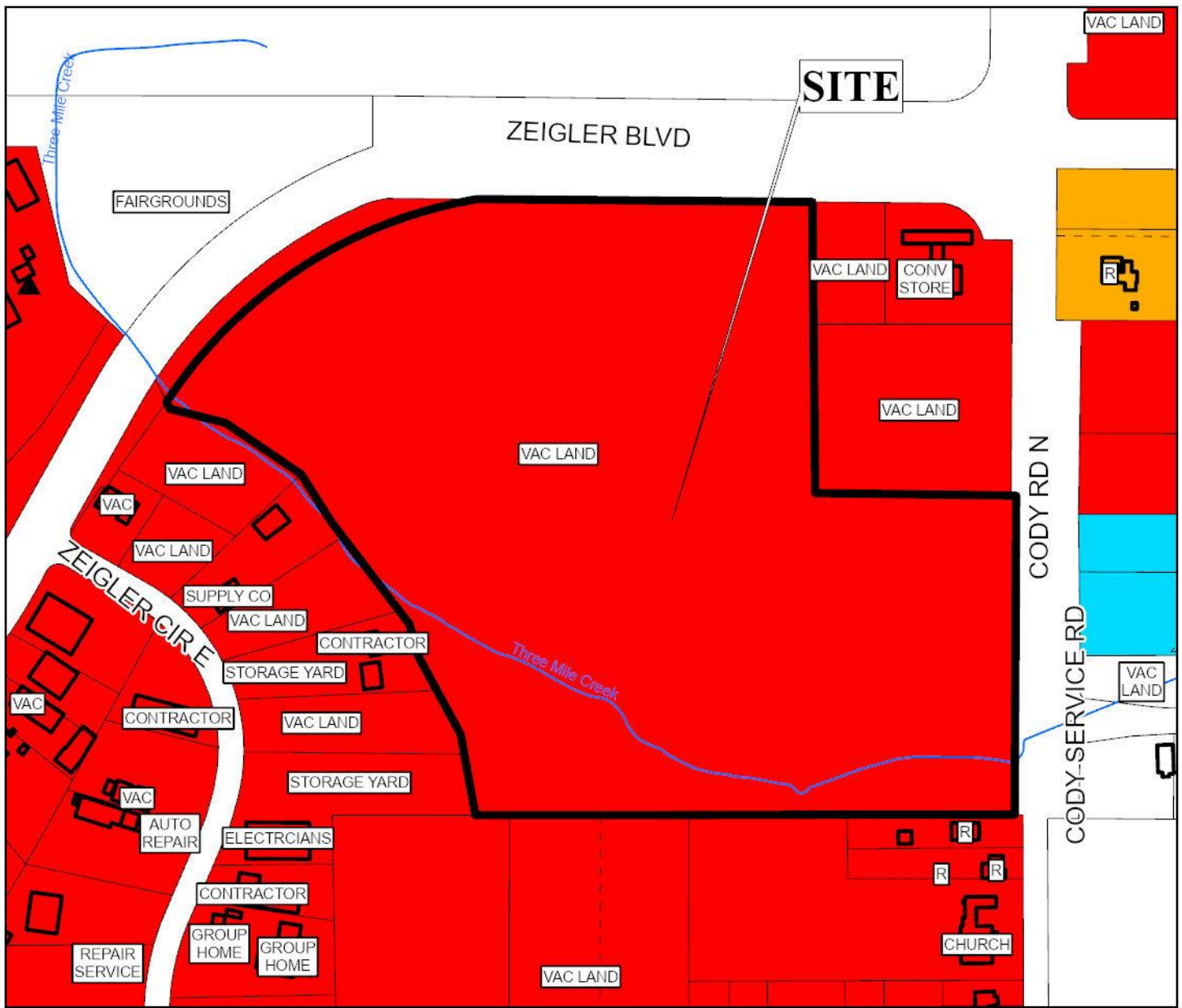
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 13 DATE October 6, 2022
APPLICANT Zeigler Boulevard Apartments Subdivision
REQUEST Subdivision, Pud



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 13 DATE October 6, 2022

APPLICANT Zeigler Boulevard Apartments Subdivision

REQUEST Subdivision, Pud

 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

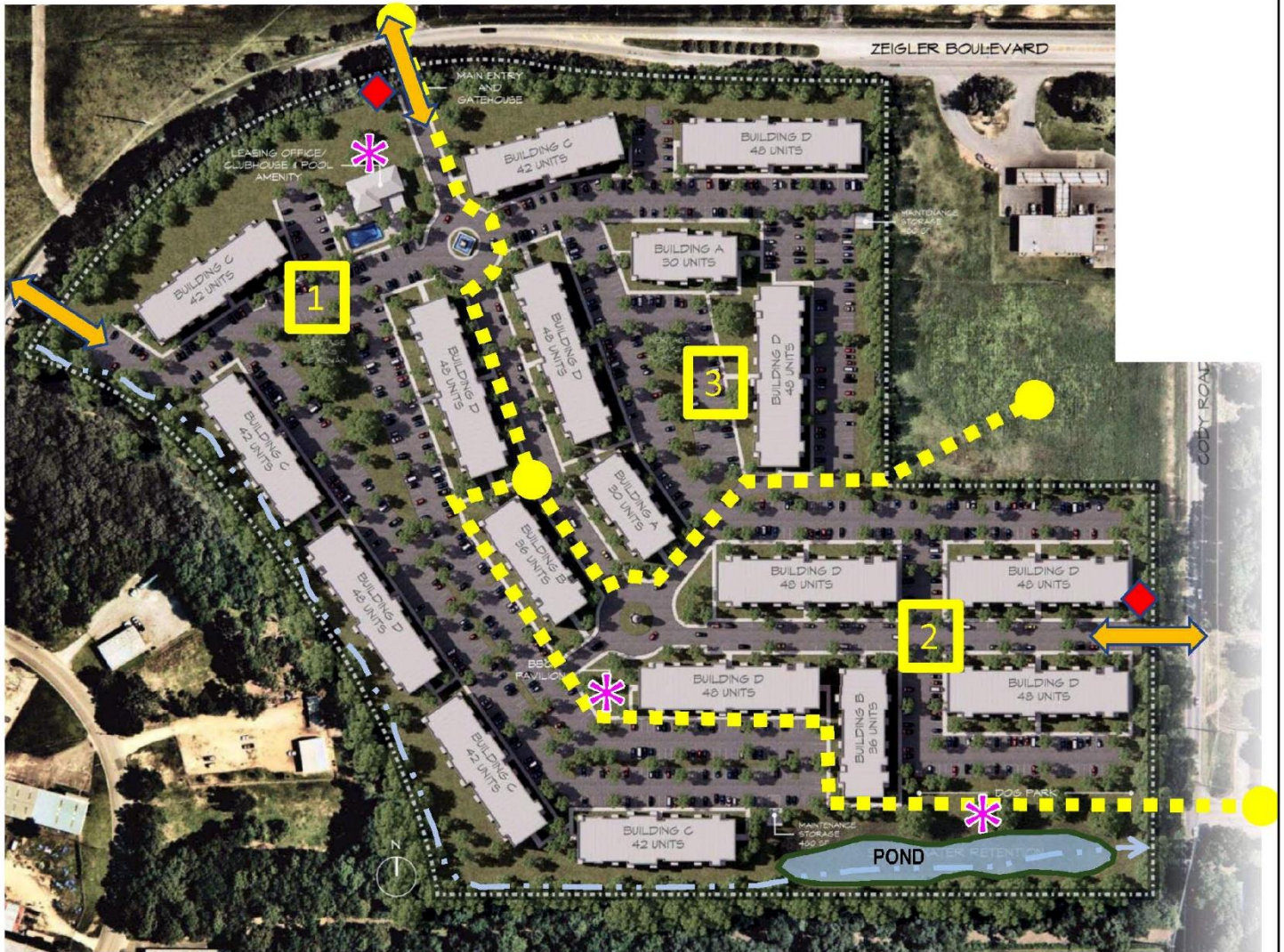


The site is surrounded by residential and comercial units.

APPLICATION NUMBER 13 DATE October 6, 2022
APPLICANT Zeigler Boulevard Apartments Subdivision
REQUEST Subdivision, Pud



SITE PLAN



The site plan illustrates the proposed apartment buildings, pond, and phase lines.

APPLICATION NUMBER 13 DATE October 6, 2022

APPLICANT Zeigler Boulevard Apartments Subdivision

REQUEST Subdivision, Pud



CIRCULATION PLAN



The site plan illustrates the proposed circulation plan.

APPLICATION NUMBER	13	DATE	October 6, 2022
APPLICANT	Zeigler Boulevard Apartments Subdivision		
REQUEST	Subdivision, Pud		



LANDSCAPE PLAN

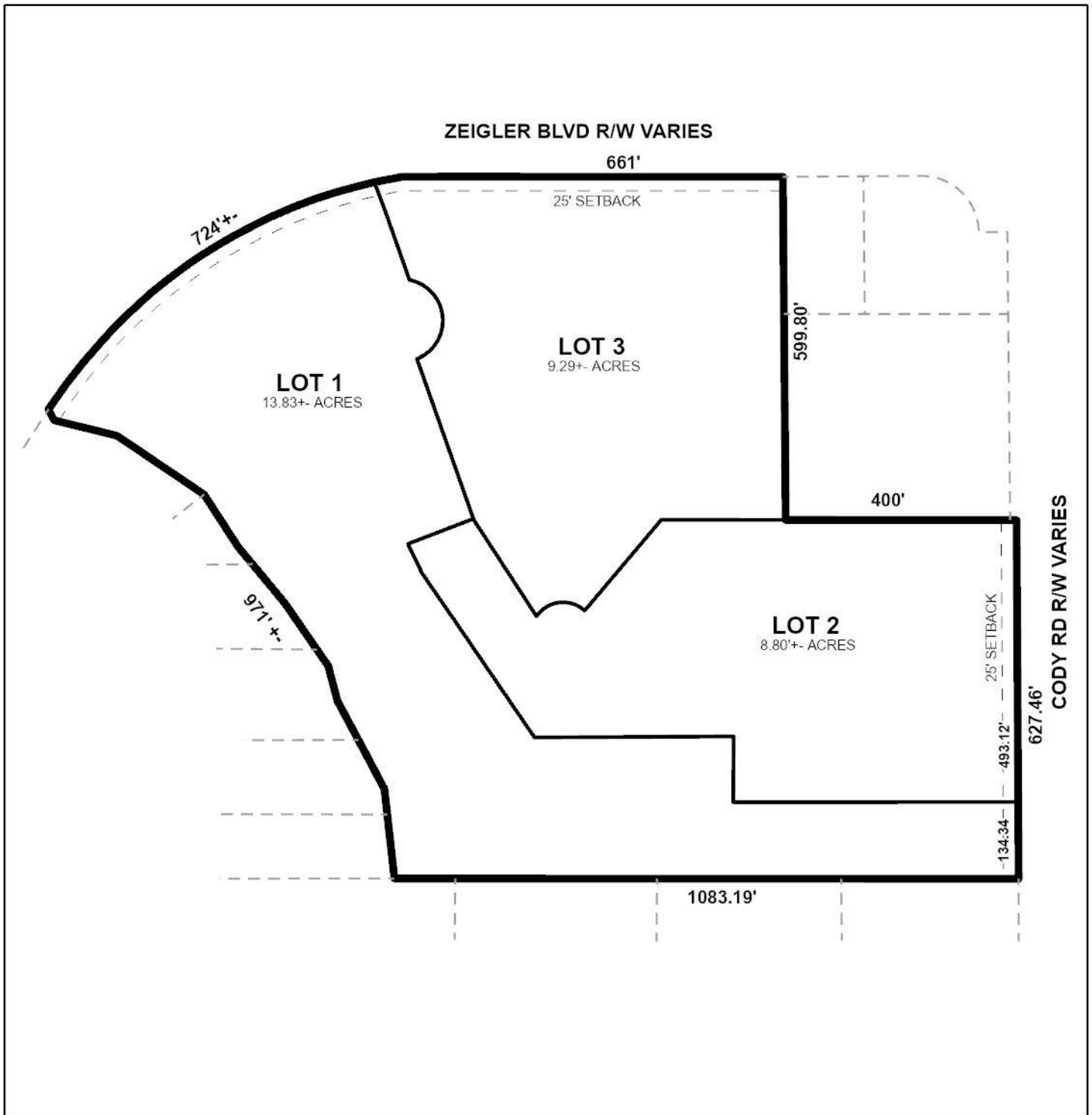


The site plan illustrates the proposed landscape plan.

APPLICATION NUMBER 13 DATE October 6, 2022
 APPLICANT Zeigler Boulevard Apartments Subdivision
 REQUEST Subdivision, Pud



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE October 6, 2022

APPLICANT Zeigler Boulevard Apartments Subdivision

REQUEST Subdivision, Pud



NTS



Zeigler Boulevard Apartments 2022

AUGUST 31

PLANNED UNIT DEVELOPMENT
Mobile, Alabama

GMC

GOODWYN MILLS CAWOOD

2039 Main Street
Daphne, AL 36536
251.626.2626

Zeigler Boulevard Apartments Planned Unit Development

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1	Introduction	1
2	Application Description	3
3	Plan Consistency	7
4	Planned Unit Development Statement	10
Appendix		
A	Street Views Illustrating Existing Site Conditions	12
B	Example Images of Similar Projects Constructed by the Developer	14
C	Preliminary Plat Submitted Concurrently with PUD Application	16

Zeigler Boulevard Apartments

A Planned Unit Development in Mobile, Alabama

1. Introduction

“Zeigler Boulevard Apartments” is an approximate 32-acre site within the City of Mobile, Alabama, in the Mobile Terrace area (Parcel No. 280307400003XXX). The site contains one (1) parcel and lies in the southwest quadrant of the intersection of Zeigler Boulevard and Cody Road (Figure 1). It is bounded on the east by an existing Chevron Service Station with Threemile Creek approximating the southerly and westerly boundaries. The site is located in Council District 7 and in the Three Mile Creek Watershed. There are no designated FEMA flood hazard zones present.

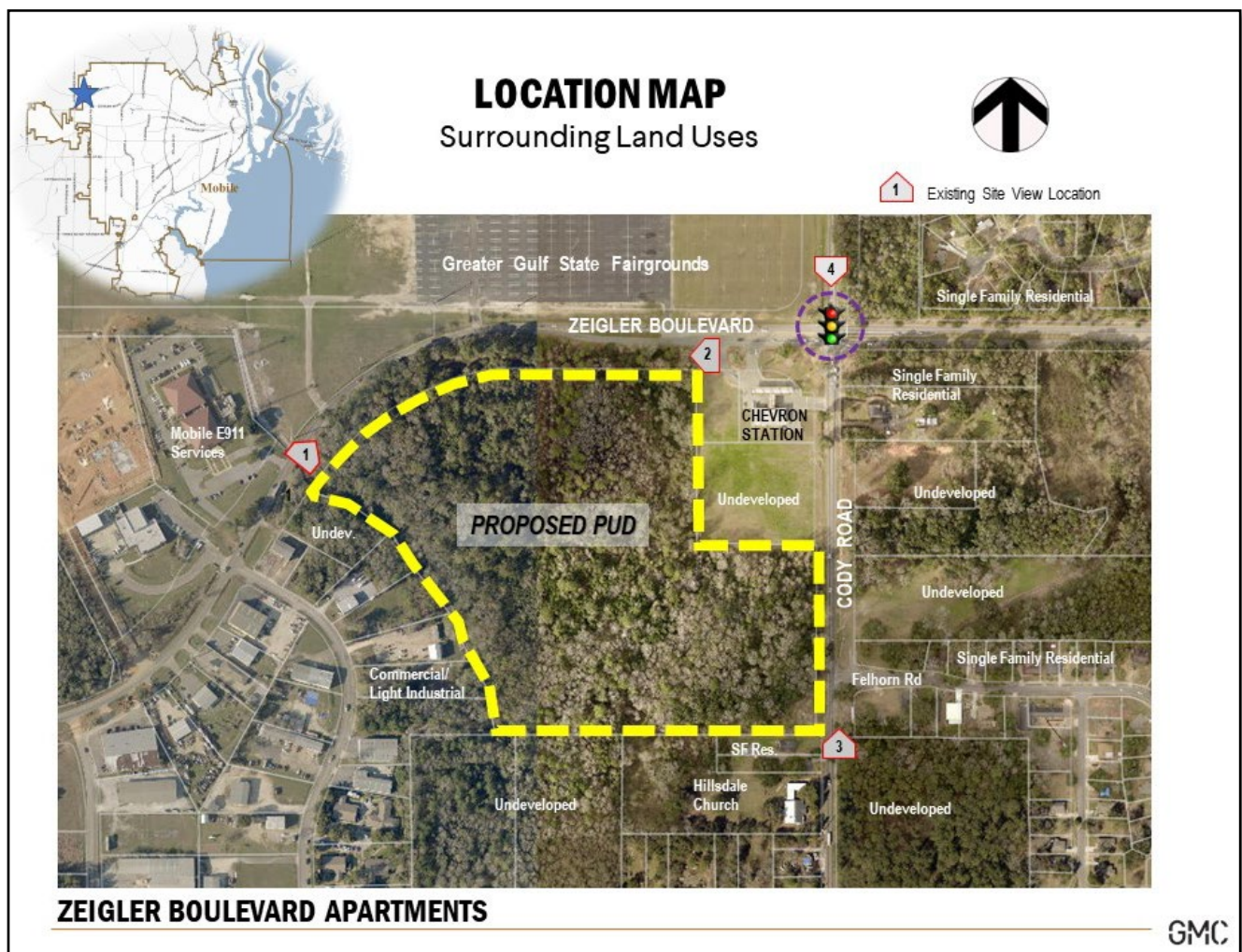


Figure 1: Proposed PUD Location Map with surrounding land uses. The site is located in northwest Mobile in the Mobile Terrace area. Source: Google Maps, customized by the author.

The subject property is situated in the northwest portion of the City of Mobile in a transitional context of established business and residential communities marked with new development. The expansion of Zeigler Boulevard to four or more lanes adjacent to the site was recently completed as part of Phase 1 of an improvement plan for the thoroughfare totaling \$27.1 million.

The site is zoned B-3 Community Business District and the current land use is undeveloped and wooded. Surrounding uses are mixed and contain older residential neighborhoods and local businesses (i.e., gas stations, convenience stores, churches); various industrial/institutional uses (i.e., automobile repair, physical rehabilitation services); and regional recreational/municipal uses (i.e., the Greater Gulf State Fairgrounds, County communication services). Refer to Figures 1 and 2 for additional detail of surrounding land uses and zoning and Appendix A for street view photographs.

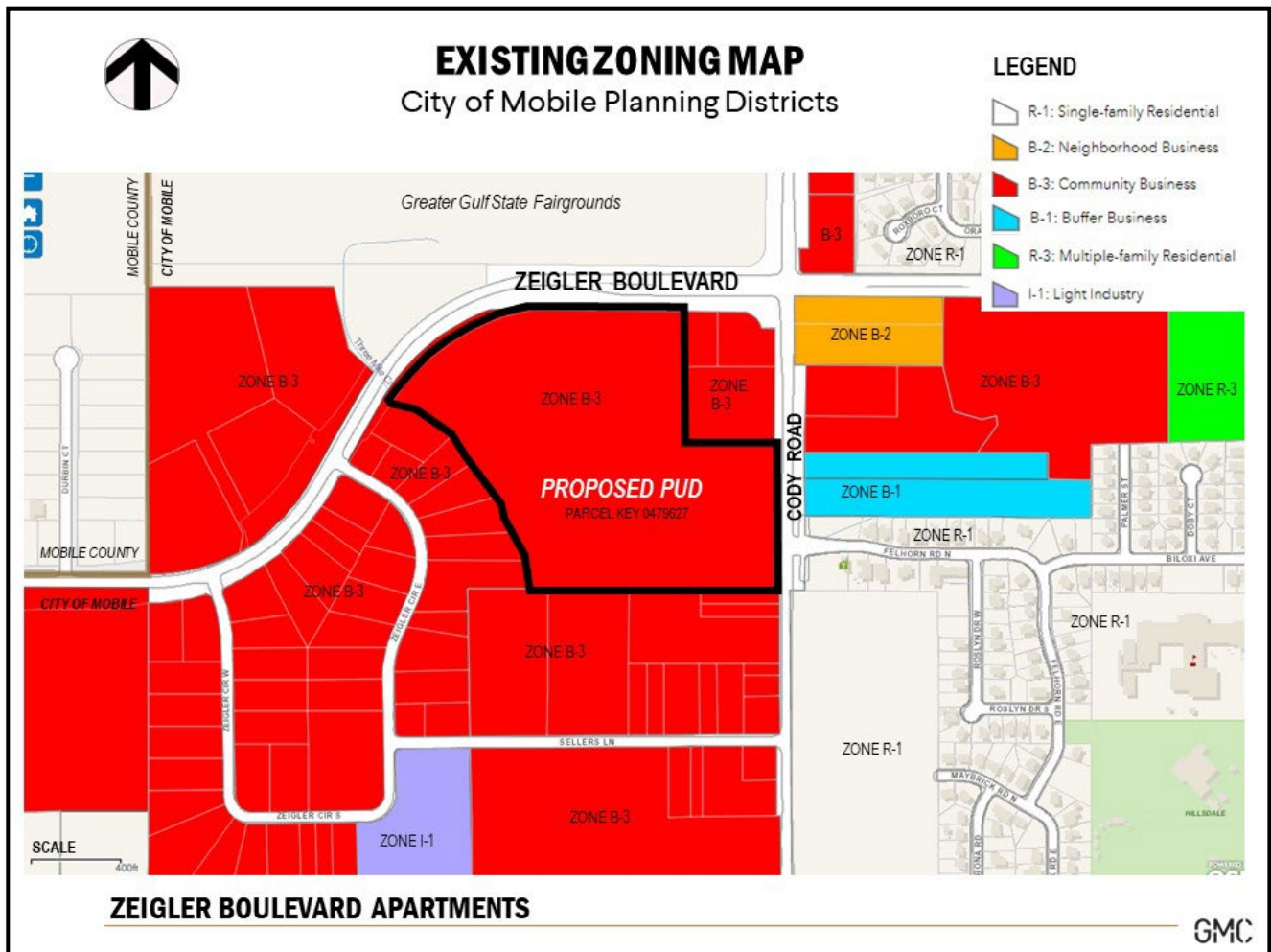


Figure 2: Proposed PUD Zoning Map with surrounding zoning designations. Existing zoning of the PUD property is Zone B-3. Source: City of Mobile GIS Data, customized by the author.

The majority of parcels surrounding the subject site are also zoned B-3, as can be seen in Figure 2. B-3 districts include land and structures to furnish a wide variety of retail goods and services needed by a community of neighborhoods within convenient driving distance. Typical Land Uses allowed by-right include such things as appliance sales and service, automobile or boat sales and service, car wash, light industrial and distribution, home furnishings and services, groceries, and novelty and antique stores. Multifamily residential uses are allowed by-right while single-family or duplex units must be located above the first floor.

Development in B-3 districts is restricted by the following general standards:

- Maximum residential density = 25 du/ac (dwelling units per acre)
- Maximum building coverage = 50%
- Maximum building height = 45'
- Minimum building setbacks = Front: 25', Side & Rear: 0'
- Required parking = 1-1/2 spaces per unit
- Minimum landscape area required = 12% of site

In addition to the minimum landscape area required, parking lots are further regulated by landscape design criteria based on the number of spaces provided with minimum interior landscaping required to break up the expanse of pavement. The PUD will meet or exceed these minimum standards.

2. Application Description

This application seeks approval of a Planned Unit Development (PUD) to allow the construction of a 774-unit, Class A multifamily development consisting of several different apartment configurations, surface parking, and amenities within common areas (see Conceptual Site Plan, Figure 3). Also submitted for concurrent review with the PUD application is a Subdivision Application to replat the existing lot (see Appendix C).

Site Development

Development will conform substantially to the Conceptual Site Plan but is subject to change with final engineering. The total site area of 31.65 acres is to be developed in three phases as described below, yielding a gross density of 24.45 units per acre. Each phase will have a mix of building types, open/common areas, ample parking, and enclosed areas for trash disposal.

Area	Size	No. Units	No. Buildings
Phase One	13.90 ac.	264	6
Phase Two	9.25 ac.	264	6
Phase Three	8.50 ac.	246	6
TOTAL SITE AREA	31.65 ac.	774	18

(Note: this calculation is based on public records data and not field verified.)

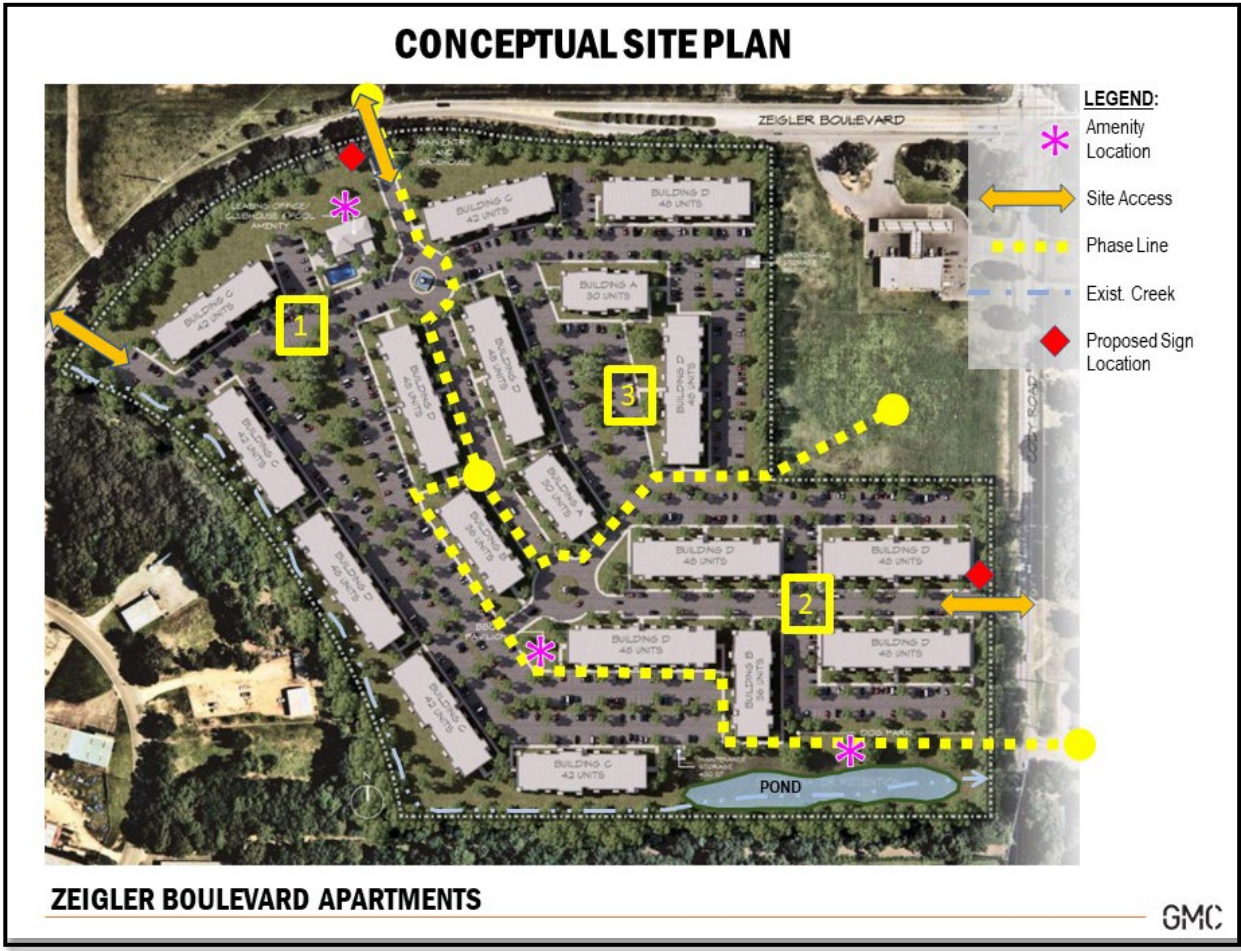


Figure 3: Conceptual Plan for Proposed PUD with phasing. The PUD proposes 774 apartment units built in eighteen (18) 3-story buildings with amenities and on-site stormwater detention. The site will be accessed from Cody Road and Zeigler Boulevard. Plan prepared by GMC.

Phase One will contain the main amenity area, pool, and clubhouse; an on-site detention pond; and a third proposed access from Zeigler Boulevard near the northwest property corner. The main drive will be extended and connection made to Cody Road as part of Phase Two along with the construction of a dog park and BBQ Pavilion. The remainder of the road network, apartment buildings, and parking areas are to be built with Phase 3.

Overall, the development will contain eighteen (18) 3-story apartment buildings offering one-, two-, and three-bedroom homes in a landscaped setting and distributed as follows:

Type	Avg. Size (SF)	Number	Mix
1-Bedroom Units	676	216	28%
2-Bedroom Units	973	396	51%
3-Bedroom Units	1,048	162	21%
TOTAL APARTMENT UNITS		774	100%

Other enclosed structures on the site include two (2) maintenance/storage buildings (480 square feet each) and a clubhouse/leasing office (5,890 sf). The apartment building footprint area is approximately 301,245 sf equating to total building coverage of 308,095 square feet, or 21.9 percent of the site. This is below the maximum building coverage allowed of 50 percent.

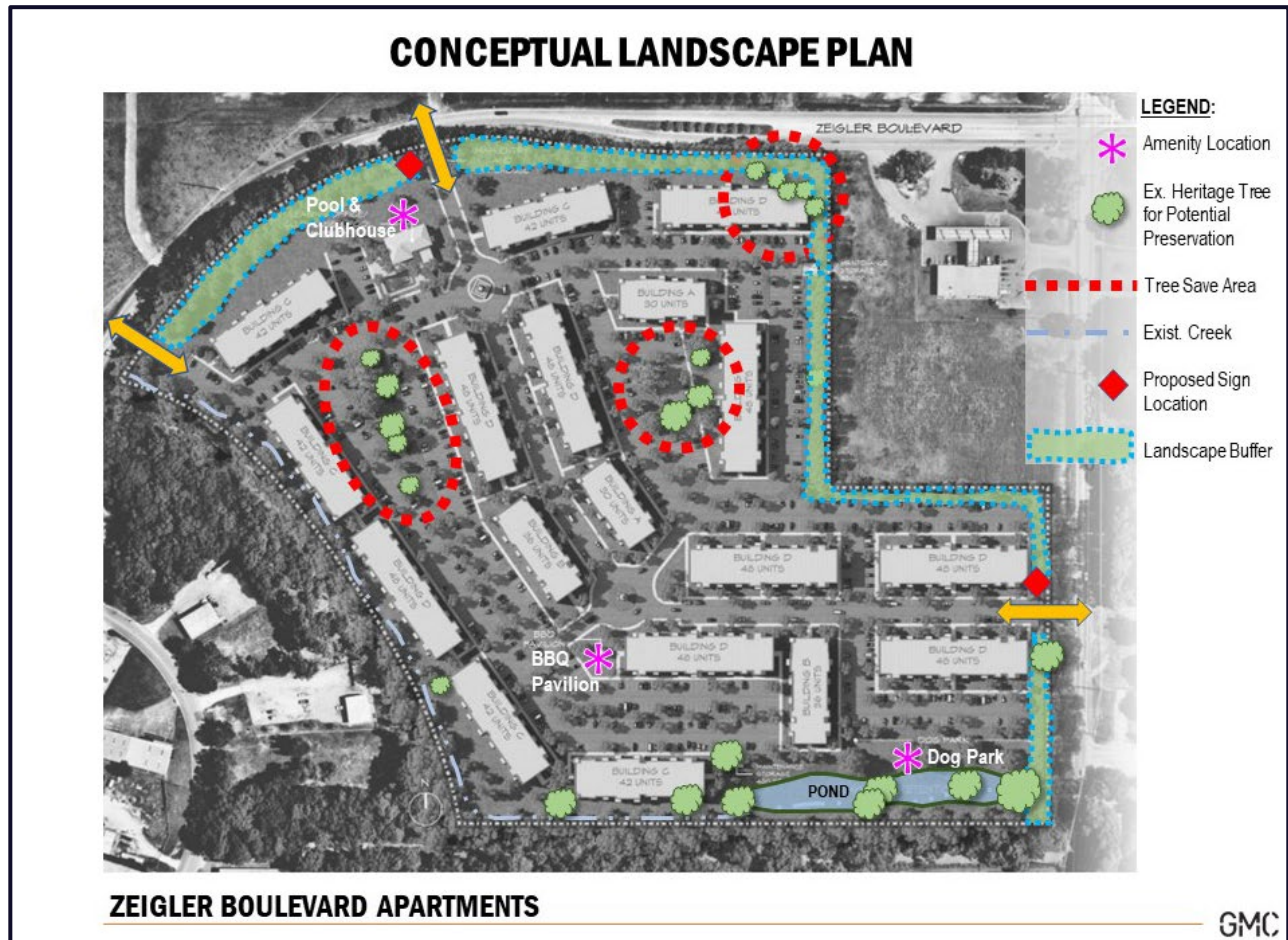


Figure 4: Conceptual Landscape Plan. The PUD proposes multiple landscape islands within the surface parking areas and perimeter buffering. Existing Heritage Trees will be preserved in place where possible. Plan prepared by GMC.

Open/Landscape Area

Required landscaped area is twelve (12) percent of the total site, or a minimum of 3.8 acres. Open area provided on the site (i.e., those excluding buildings, parking lots, pavement, roadways, and reserved drainage areas) account for approximately 14 acres (44 percent). The City of Mobile Zoning Ordinance also calls for 700 square feet of open space per unit for multifamily development. This yields a total of 12.77 acres required (700 sf x 774 units). Thus, the proposed landscape area exceeds both requirements. (Note: these calculations are based on conceptual design and are subject to change following detailed engineering.)

The front setbacks along Zeigler Boulevard and Cody Road shall contain at least one (1) heritage tree for every thirty (30) feet of road frontage and one (1) heritage tree or one (1) understory tree for every thirty (30) feet of the outside lot perimeter, less those heritage trees required in the front setback. Other perimeter planting strips shall contain one (1) heritage tree or one (1) understory tree for every thirty (30) feet of the outside lot perimeter, less those heritage trees required in the front setback. A ratio of one (1) understory tree for every twenty (20) parking spaces shall be required. Any part of the parking facility not used for parking stalls, roadways or pedestrian walks shall be landscaped with grass, shrubs and trees.

The site proposes passive and active recreation opportunities with five (5)-foot wide sidewalks throughout. Residents will have access to other outdoor social spots for grilling, swimming, and walking; along with indoor areas for lounging, hosting parties, and an apartment leasing office. The proposed PUD will preserve several existing trees in place and provide perimeter buffering to enhance the site setting and achieve environmental goals (See Figure 4).

Site Circulation

Primary access to the site is from Zeigler Boulevard via a proposed drive traversing the site that will connect to Cody Road on the east. An efficient two-way vehicular network will connect parking areas, amenity areas, and adjoining streets. Sidewalks are provided for internal pedestrian circulation routes between buildings and amenities, and adjacent to parking lots for safe access. The required parking for the development is 1,161 total spaces (774 units x 1.5 spaces/unit) with estimated parking provided at 1,140 spaces. No spaces for clubhouse parking are required and computed at one (1) space per 300 square feet of building area. See Figure 5 for general site circulation. Parking areas shall contain wheel stops or bumper stops so located that no part of parked vehicles will extend beyond the parking facility. Parking areas shall be lighted and properly maintained.

Site Utilities

Water, sewer, storm, and dry utilities are proposed to serve the site. Municipal water and sewer are provided in this area by Mobile Area Water and Sewer System (MAWSS). Potable water is readily available from large capacity water mains located along Zeigler Boulevard and Cody Road. An on-site gravity sewer system will be used to collect the sanitary sewage and connect to an existing gravity sewer line located along Cody Road. A second gravity sewer main is located along the south property line and provides an alternative means of connection (see Figure 6). Gas is also available at the site and provided by Spire.

A network of drainage inlets and piping is proposed to capture runoff from the property and direct it to on-site storm water ponds. It is anticipated that a new detention pond will be built in the lowest area of the site, the southeast corner, during Phase One of construction. This will capture and filter run off to protect the stretch of the Threemile Creek ephemeral stream running through the property. An adjacent dog park to be built with Phase Two will enhance the pond and provide a key amenity for residents. An existing wetland area in the northeast portion of the site has been

determined to be historically isolated. The proposed development will obtain necessary permits to fill this area (see Figure 6).

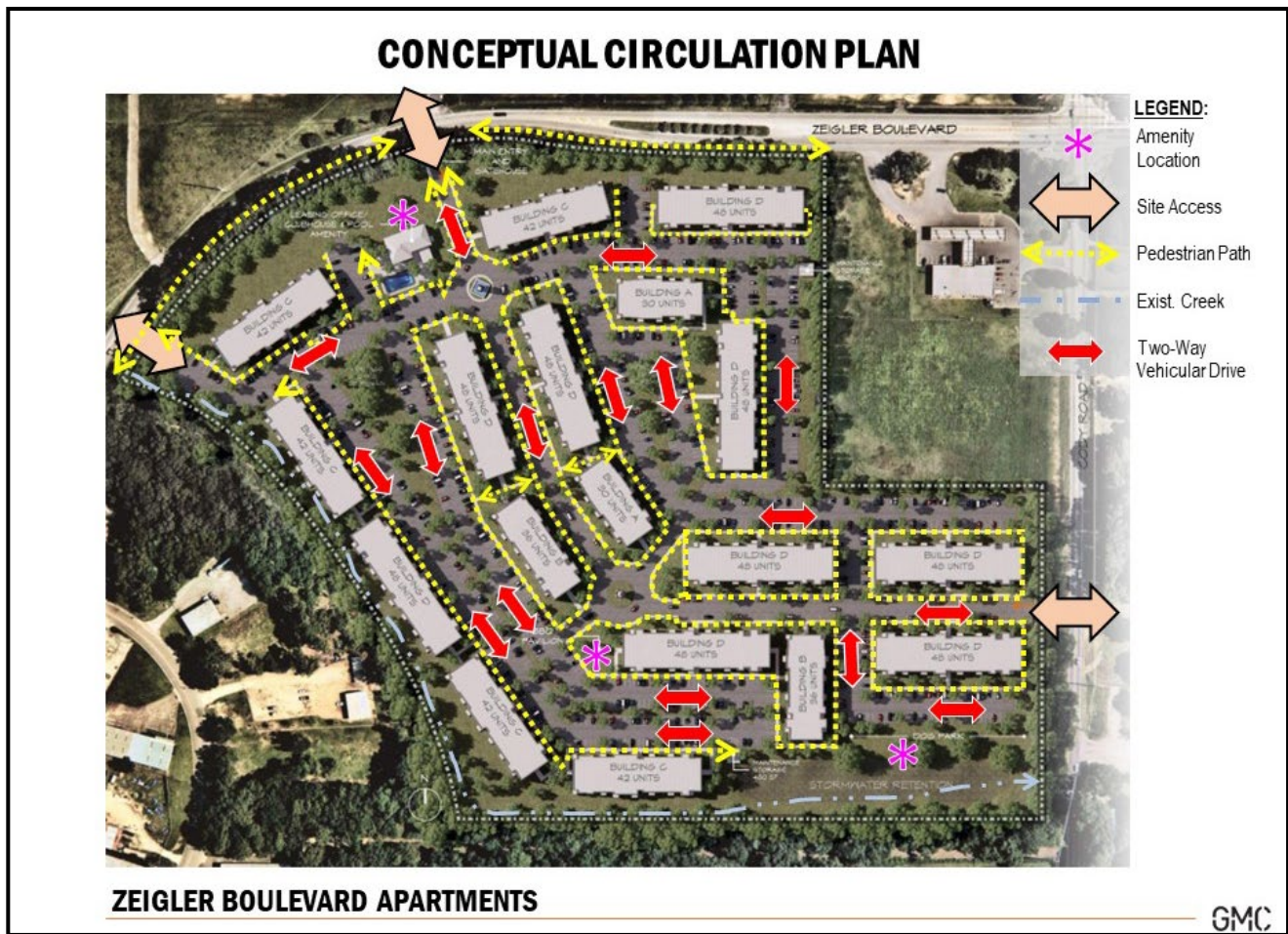


Figure 5: General Site Circulation Plan. The site will be accessed from Cody Road and Zeigler Boulevard. Ample surface parking is served by two-way vehicular drives with sidewalks connecting buildings to amenities, parking, and existing roads. Plan prepared by GMC.

Project Signage

Two (2) monument-type signs identifying the name and/or address of the subject property are proposed on site. The signs will be lit, landscaped, and adhere in style and material construction to complement the apartment building facades. They are to be located at each of the two (2) main entrances to the complex at Zeigler Boulevard and Cody Road (see Figure 3). One (1) wall sign identifying the accessory management/rental office will be built in compliance with City of Mobile regulations and shall not exceed twenty-five (25) square feet.

An example of project signage constructed in a similar type of development by the applicant is shown in Appendix B.

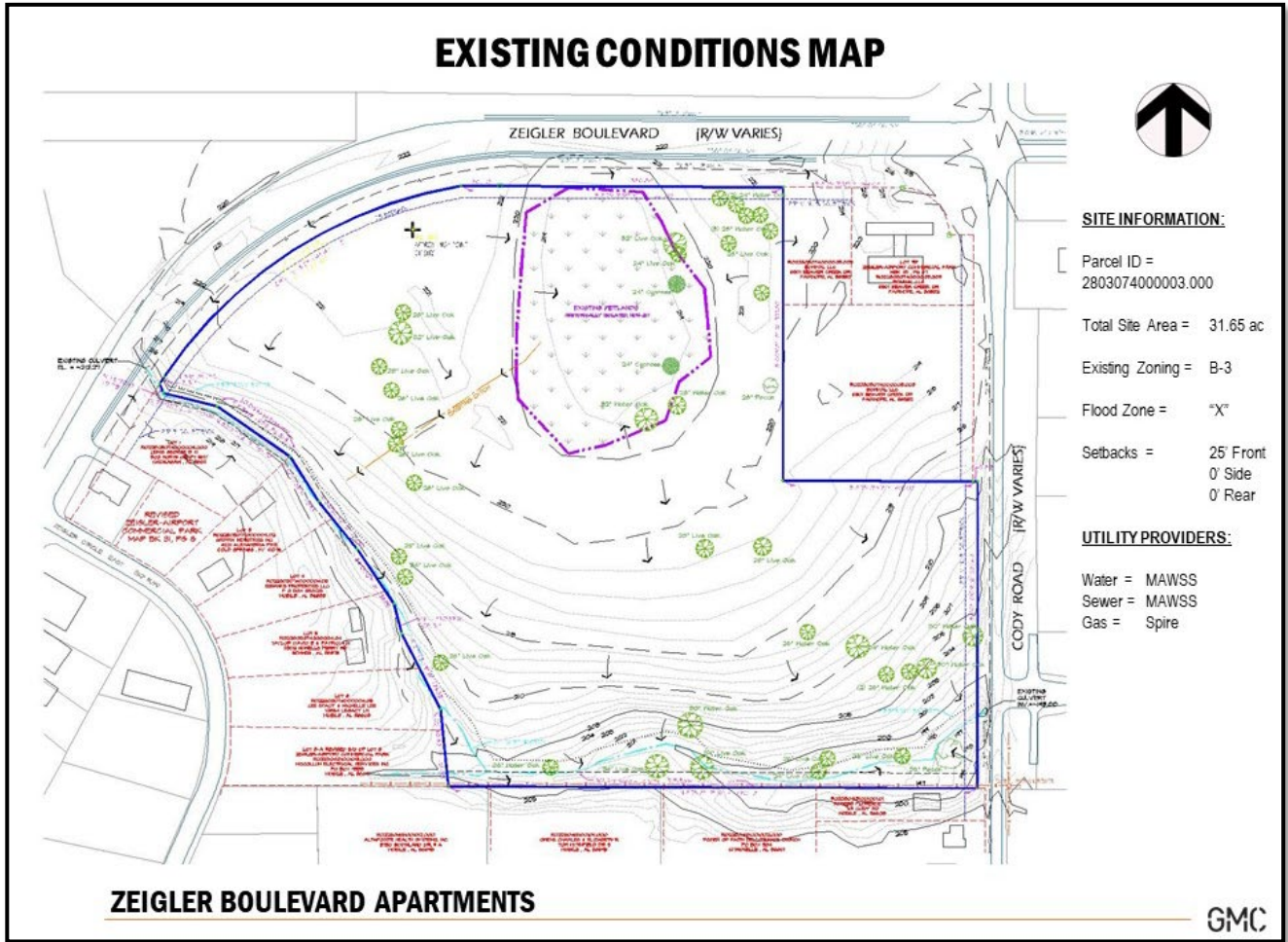


Figure 6: Existing Conditions of PUD site. General direction of drainage flow is into the existing stream (Thremile Creek), following this course to the southeast corner and an existing culvert under Cody Road. Existing utilities are located along Cody Road and Zeigler Boulevard with an additional sewer main along the south property line. Plan prepared by GMC.

3. Plan Consistency

The City's Comprehensive Plan (*Map for Mobile: Framework for Growth*) revised June 2017, and the accompanying Future Land Use Map, outline a development framework built on a strong network of corridors that connect neighborhoods, centers and districts. The *Map for Mobile* is intended to guide future zoning changes and land use decisions. Therefore, it is important to demonstrate that the proposed development is consistent with this plan. It is envisioned that redevelopment will happen along these corridors to create a more compact, walkable, and denser built form.

The site's proposed multifamily use and desirable location in a transitioning area supports several stated goals described in the *Map for Mobile*, including:

Built Environment

-
- Well-designed infill development in strategic locations
 - More mixed-use with less separation of uses – create more activity in given areas
 - Better suburban development – minimize additional sprawl to maximize growth in existing areas
 - Encourage private property owners and developers to find sites on underutilized property with existing infrastructure instead of approving development on greenfield locations.

Neighborhoods

- Quality, well-designed housing choices
- Diverse housing choices throughout the City
- More residential development located in proximity to jobs and services

In addition, some specific Action Items identified in the *Map for Mobile* are especially applicable to the proposed development and include:

- Directing development into areas with existing roads, sidewalks and other infrastructure.
- Creating mixed-rate housing that ensures quality-of-life amenities are in place or planned for to draw market-rate renters and owners to the area.

The development of the Zeigler Boulevard Apartments PUD will help fulfill these important Action Items and in turn, spur other improvements and economic activity in the surrounding vicinity.

Future Zoning Compatibility

As shown in Figure 7 below, the site is designated as “Mixed Commercial Corridor” (MCC) for future development as are the parcels to the west, north, and south. The area is further overlaid by Edge Corridor (north half) and Suburban Neighborhood (south half) uses. To the east and across Cody Road, future development adjacent to Zeigler Boulevard is designated as MCC with a Suburban Corridor overlay. Directly east of the site, an existing neighborhood is designated for Low Density Residential future use. The City projects this area to grow in both employment and household number.

Mixed Commercial Corridors, the primary future land use designation for the PUD and its immediate vicinity, incorporate existing commercial strip-type developments spread along Mobile’s primary transportation corridors. Future development in MCC locations should raise design quality, enhance connectivity, improve existing streetscapes, and improve the mobility of all users in the corridor zone.

The *Map for Mobile* lays out its specific intent for areas in Edge Corridor zones to:

- Retain natural character to emphasize the transition from the rural to more developed areas
- Connect to other nearby areas through sidewalks, bike routes, and transit accommodations
- Minimize leapfrog development that is not connected to other development

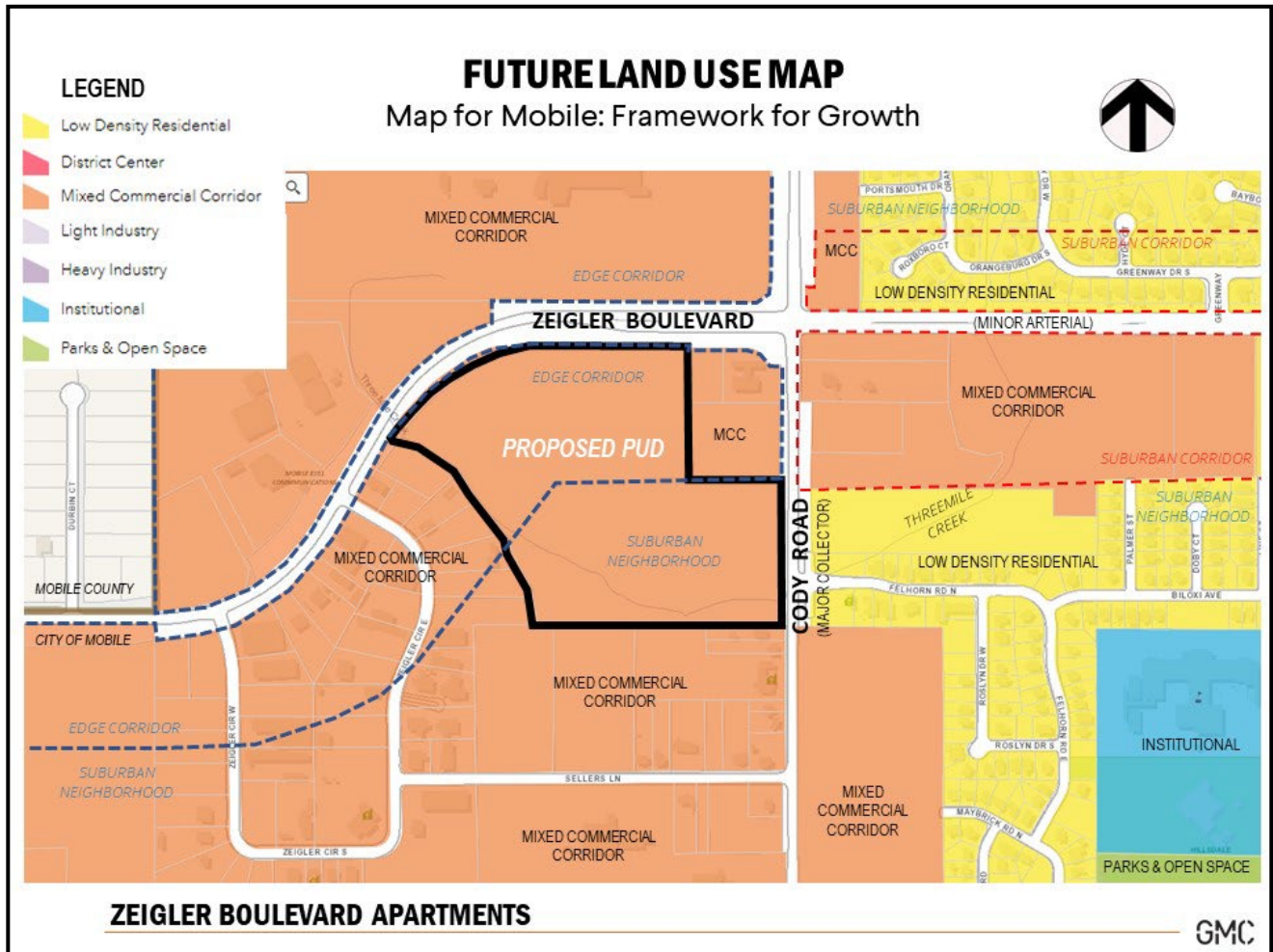


Figure 7: Proposed PUD Future Land Use Map with surrounding designations. The proposed site's designation for future development is Mixed Commercial Corridor. Source: City of Mobile GIS Data and Comprehensive Plan, customized by the author.

The maps contained herein highlight the project's adherence to these intents by its high degree of connectivity, buffers along Zeigler Boulevard, access to existing bike lanes and sidewalks on Zeigler Boulevard, an infill location in a well-established neighborhood, and direct frontage on two major thoroughfares.

Future Land Use Compatibility

Map for Mobile also notes that 63 percent of Mobile's population lives in one- or two-person households with millennials (people ages 20 to 34) making up nearly a quarter of the population. Median income in the city is also below both Mobile County and the State of Alabama, with an estimated 20 to 40 percent of families living below the poverty level in the site's and surrounding census tracts. These factors, along with a low 25 percent of all existing housing stock being multifamily and duplex units, point to an inadequate supply of apartments throughout the city, and specifically in the subject area. Thus, the Zeigler Boulevard Apartments PUD will provide

much-needed apartment homes and help transform its surrounding commercial and industrial/municipal context into a true mixed-use area. Future residents will benefit from easy access to nearby jobs, shopping, transportation networks, and a variety of services.

The Mobile *Major Street Plan* identifies Zeigler Boulevard as a minor arterial road, with recommended typologies to include Parkways/Boulevards, Avenues, and Streets. Minor arterials may be divided or undivided and should include safe and connected facilities for bicycles and pedestrians. These improvements have been implemented adjacent to the site and are continuing eastward in ongoing phases. Zeigler Boulevard has been widened to include two (2) travel lanes in each direction with a center shared turn lane, and sidewalks and dedicated bike lanes on both sides.

Cody Road is identified as a major collector road with similar recommended typologies but slower traffic speeds. Collector roads serve to connect neighborhoods and provide access to local land. The site's ideal location and proposed multifamily use places higher density adjacent to several major streets planned for future growth. Both Cody Road and Zeigler Boulevard are planned as designated bikeways.

4. Planned Unit Development Statement

Ownership for the subject Zeigler Boulevard Apartments PUD is initially by an LLC (Limited Liability Company) that will commence entitlement and construction of this Class A apartment complex. Single entity LLCs will be created for each phase, with the phase line representing new parcel lines for platting in conjunction with this PUD application (see Appendix C). An amenities agreement will be put in place to allow residents to use the amenities and common areas located throughout the development. Documents to assure the maintenance and continued protection of the PUD, amenities, private drives, and open space will be recorded with LLC governing articles. Ongoing maintenance of the PUD will be the responsibility of a management team internal to the developer.

A tentative development schedule is shown in Figure 8 below indicating that construction for Phase One is planned to begin within approximately twelve (12) months of PUD and site plan approval. Phase Two construction will begin when 70 percent of units in Phase One have been leased, with a similar timing sequence for Phase Three. Each phase of construction is estimated to take approximately twenty-four (24) months. Construction of individual phases may be further refined by the developer in sub-phases as market conditions or other circumstances dictate.

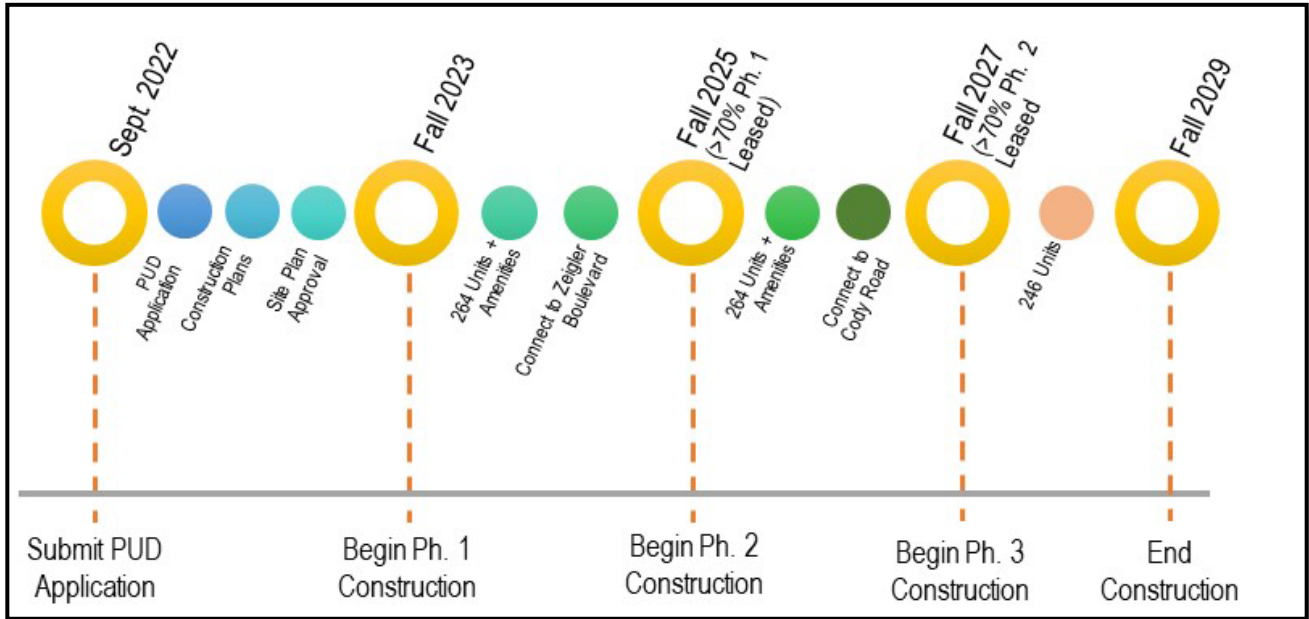
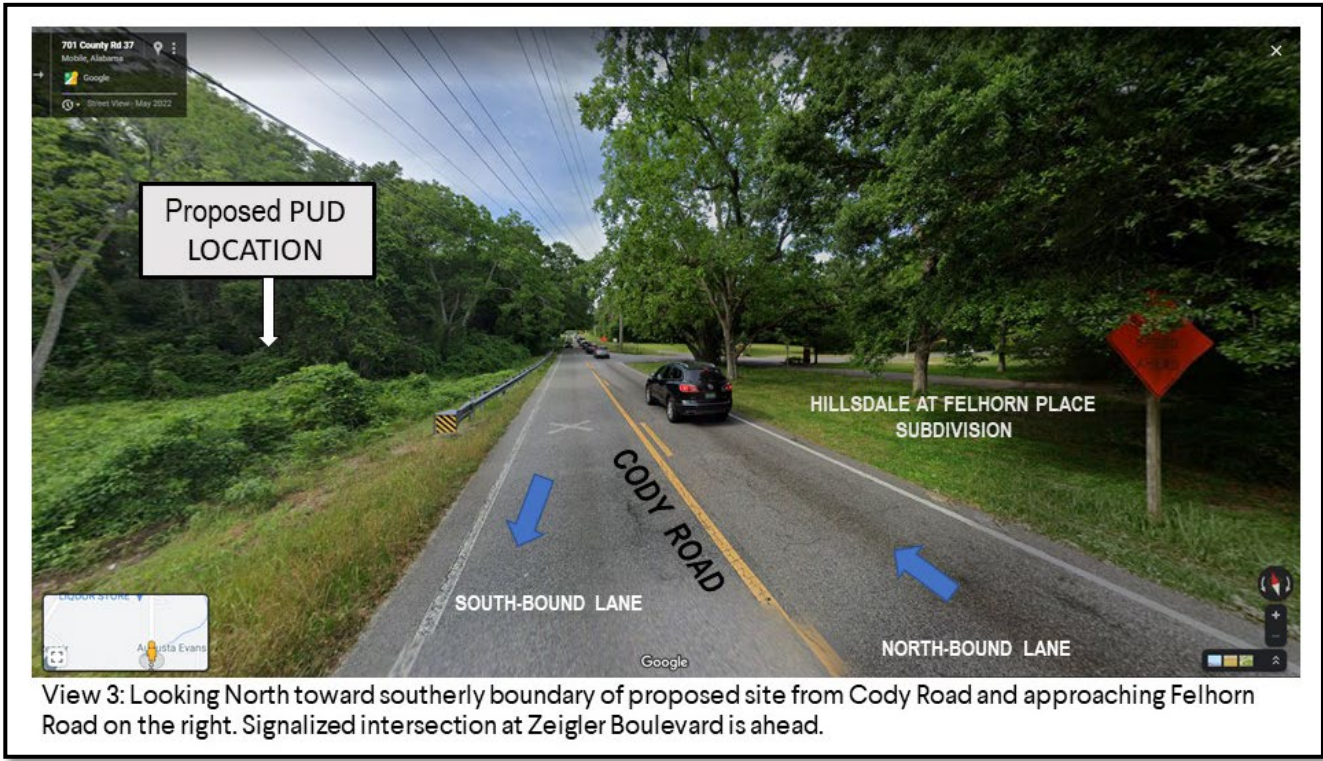


Figure 8: Approximate timeline for entitlement and construction schedule. Note: This is an estimate only and is subject to change.

As demonstrated herein, the development of the Zeigler Boulevard Apartments will further the goals and objectives of the City of Mobile while providing a high-quality residential community in a prime transitioning location. It is an ideal infill project that offers much needed housing diversity to an underrepresented market of tenant families.

Appendix A – Street Views Illustrating Existing Site Conditions





View 3: Looking North toward southerly boundary of proposed site from Cody Road and approaching Felhorn Road on the right. Signalized intersection at Zeigler Boulevard is ahead.



View 4: Looking South from signalized intersection at Zeigler Boulevard and Cody Road. Proposed PUD is located adjacent to the Chevron Gas Station.

Appendix B – Example Images of Similar Projects Constructed by the Developer

Sample Construction Styles and Site Improvements.



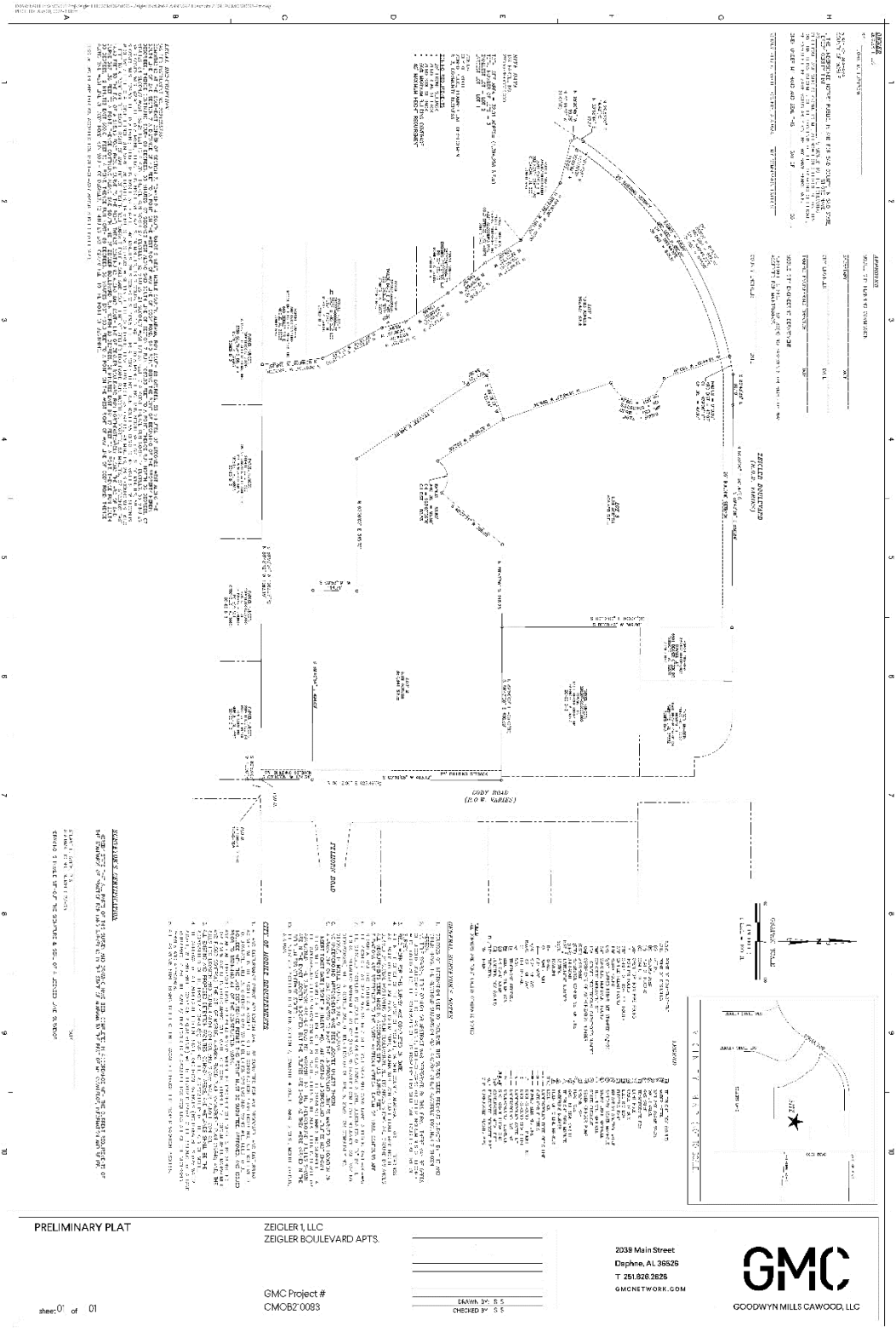
Sample Entry and Sign



Sample Amenity Offerings



Appendix C – Preliminary Plat Submitted Concurrently with PUD Application



PRELIMINARY PLAT

ZBIOLER 1, LLC
ZEIGLER BOULEVARD APTS.

GMC Project #
CM062'0083

DATE	BY

2338 Main Street
Daphne, AL 36526
T 251.926.2825
GMCNETWORK.COM



GOODWYN MILLS CAWOOD, LLC

sheet 01 of 01

Submitted to:

The City of Mobile
Planning and Zoning
205 Government Street
Mobile, AL 36602
251-208-5895

Date: August 31, 2022

Prepared For:

Continental Group, Inc.
4980 S Alma School Rd Suite 2
Chandler, AZ 85248
480-205-8961
John M. Lupyrciw, CEO

Prepared By:

Goodwyn Mills Cawood
2039 Main Street
Daphne, AL 36526
251-626-2626
Melissa A. Currie, PhD, RLA, AICP
Project Manager, Engineering