

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT**

Date: August 2, 2012

DEVELOPMENT NAME Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34

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LOCATION 20 Cobblestone Way West
(Southwest corner of Cobblestone Way West and
Hedgestone Way)

CITY COUNCIL

DISTRICT District 7

AREA OF PROPERTY 1 Lot / 0.2 ± acres

CONTEMPLATED USE Planned Unit Development Approval to allow reduced side-yard setbacks, reduced combined side yard setback and allow an existing 6' high privacy fence and 6' high wall to remain in the front and side yard setbacks for an existing residence, and Subdivision approval to create 1 lot with reduced minimum building setbacks.

TIME SCHEDULE

FOR DEVELOPMENT After necessary approvals.

ENGINEERING

COMMENTS The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow reduced side-yard setbacks, reduced combined side yard setback and allow an existing 6' high privacy fence and 6' high wall to remain in the front and side yard setbacks for an existing residence, and Subdivision approval to create 1 lot with reduced minimum building setbacks. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to modify the minimum building setbacks on an existing lot, to allow the expansion of an existing house.

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 / Subdivision plat will require approval 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 is zoned R-3, Multi-Family Residential District, and this district allows up to 45% site coverage. The overall development site was rezoned to R-3 in 1973, and the Subdivision was approved by the Planning Commission in 1978, prior to the amendment of the Zoning Ordinance to include Planned Unit Development regulations. The overall Cobblestone development includes reduced lot sizes (generally less than 7200 square feet), zero lot line patio homes, and a 25-foot minimum building setback from the right-of-way.

The applicant proposes to build a new addition to the rear of the existing house, following the zero-foot setback along that side of the house, with a 23-foot rear setback, and also build an enlarged covered patio to the North, to be within 13 feet of the right-of-way for Hedgestone Way. The proposed expansions will increase the site coverage from 26% to 34%, which is below the maximum allowed in R-3 districts.

The Zoning Ordinance allows side yard setbacks abutting a street to be reduced to 12 feet, if the residence abutting the site does not front onto the same street: in this case the abutting residence faces Hedgestone Court, not Hedgestone Way, thus the Subdivision setback requirements of 25-feet in Section V.D.9. could be waived to allow a Zoning Ordinance compliant side yard setback of 12-feet.

The site also has an existing 6-foot high brick wall and fence along the Hedgestone Way right-of-way and within the setback along Cobblestone Way West, however, aerials indicate that the wall and fence were built around the same time as the house, prior to 1984. The applicant wishes to retain the existing wall and fence, and is requesting that the PUD aspect of the application also allow them to remain. Typically, any wall or fence more than 3 feet in height must meet required setbacks where they abut a street, however, PUDs can allow modifications to this requirement. It appears that nearly all of the corner lots within the development have similar walls or fences. It also appears that all of the walls and fences are situated so as not to impede traffic visibility at intersections. Driveway visibility does not appear to be an issue for the site specifically, nor for the other corner lots generally. Therefore, the existing wall can be allowed to remain via the PUD regulations, as this patio home development can be considered innovative.

The existing lot has one existing curb-cut onto Cobblestone Way West, and no curb-cut onto Hedgestone Way. The site should be limited to its existing single curb-cut, with any changes to the curb-cut to require approval of Traffic Engineering, Right-of-Way, and Planning.

RECOMMENDATION

Subdivision: Based upon the preceding, and with a waiver of Section V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

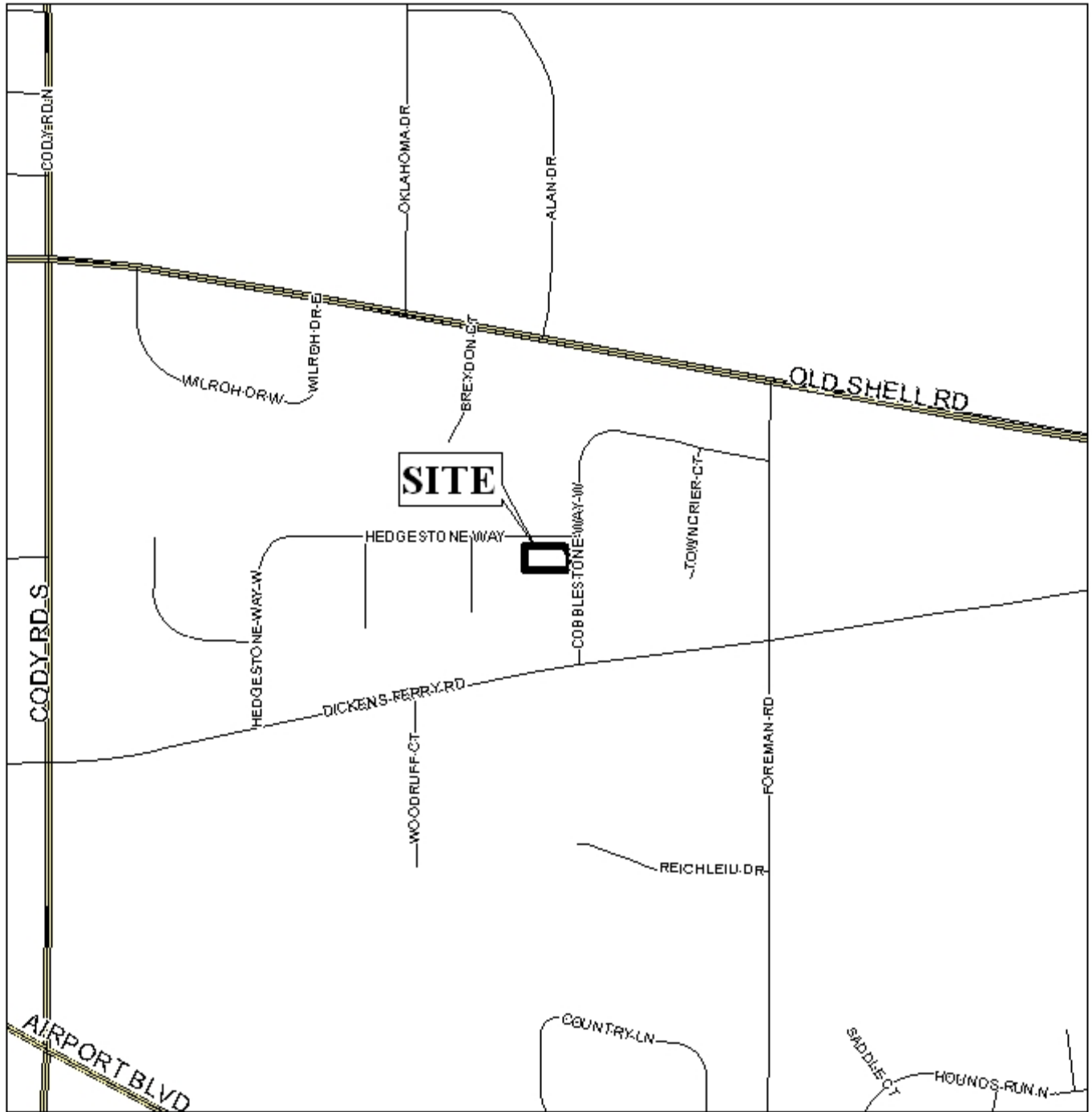
- 1) Compliance with Engineering comments (*Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes)*);
- 2) Depiction of a 25-foot minimum building setback along Cobblestone Way West and a 12-foot minimum building setback along Hedgestone Way;
- 3) Placement of a note on the final plat stating that the site is limited to one curb-cut onto Cobblestone Way West, with any changes to the curb-cut to require approval of Traffic Engineering, Right-of-Way, and Planning;
- 4) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 5) Submission of a revised PUD site plan prior to the signing of the plat; and
- 6) Completion of the Subdivision process prior to any request for building permits.

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

- 1) Depiction of a 25-foot minimum building setback along Cobblestone Way West, a 12-foot minimum building setback along Hedgestone Way, an 8-foot minimum rear setback, and a 0-foot interior side yard setback ;
- 2) Placement of a note on the site plan stating that the maximum site coverage is 45%;
- 3) Placement of a note on the site plan stating that the location of walls and fences are limited to as depicted on the PUD site plan, and any reconstruction or replacement must comply with the approved PUD site plan;

- 4) Placement of a note on the site plan stating that any changes to the site plan will require new applications for PUD and Subdivision approvals;
- 5) Placement of a note on the site plan stating that the site is limited to one curb-cut onto Cobblestone Way West, with any changes to the curb-cut to require approval of Traffic Engineering, Right-of-Way, and Planning;
- 6) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*); and
- 7) Submission of a revised PUD site plan prior to the signing of the plat.

LOCATOR MAP



APPLICATION NUMBER 23 & 24 DATE August 2, 2012
APPLICANT Cobblestone Subdivision, Phase 2, Resubdivision of Lot 34
REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

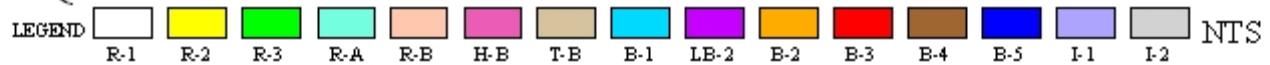


The site is surrounded by single-family residential units.

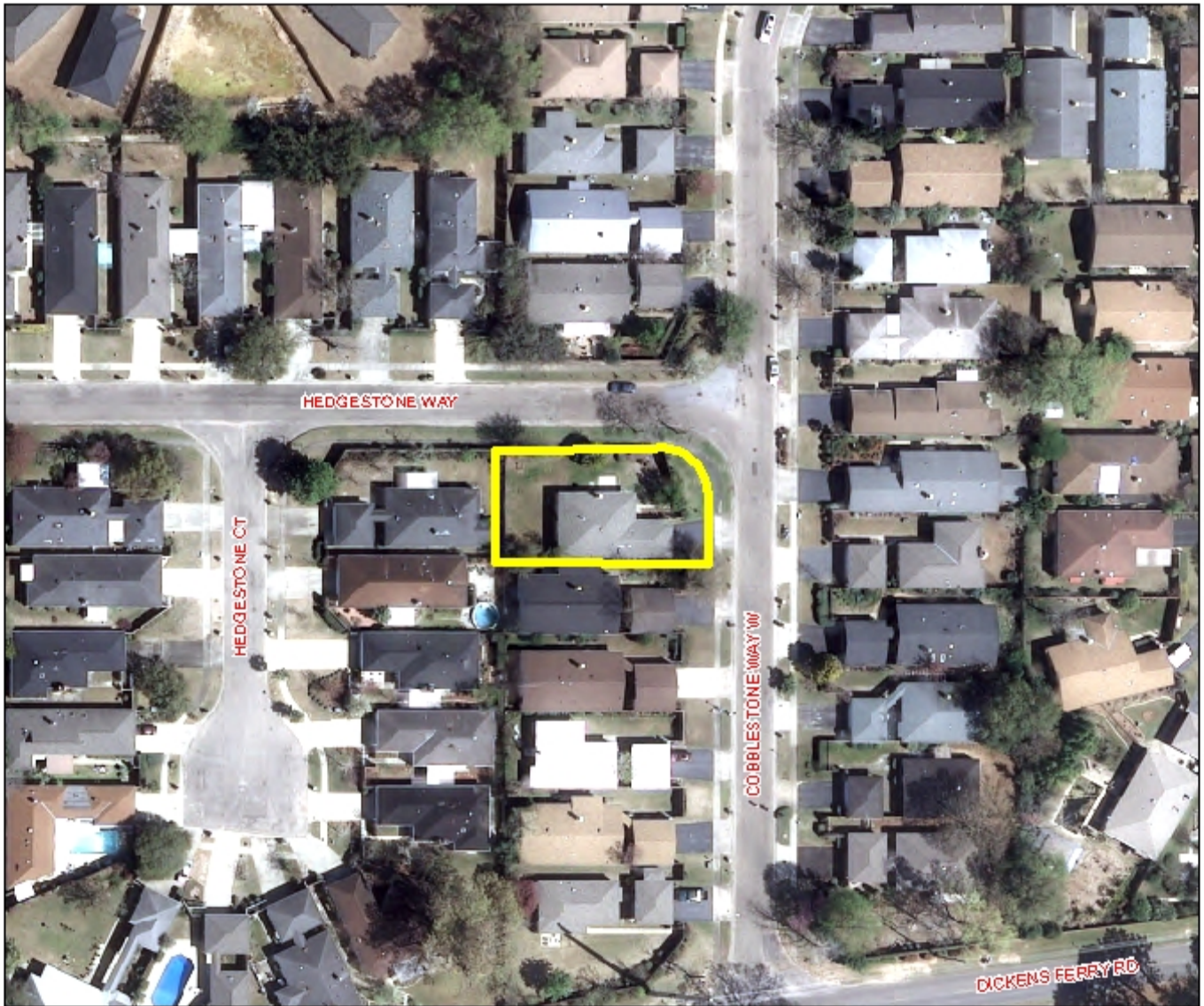
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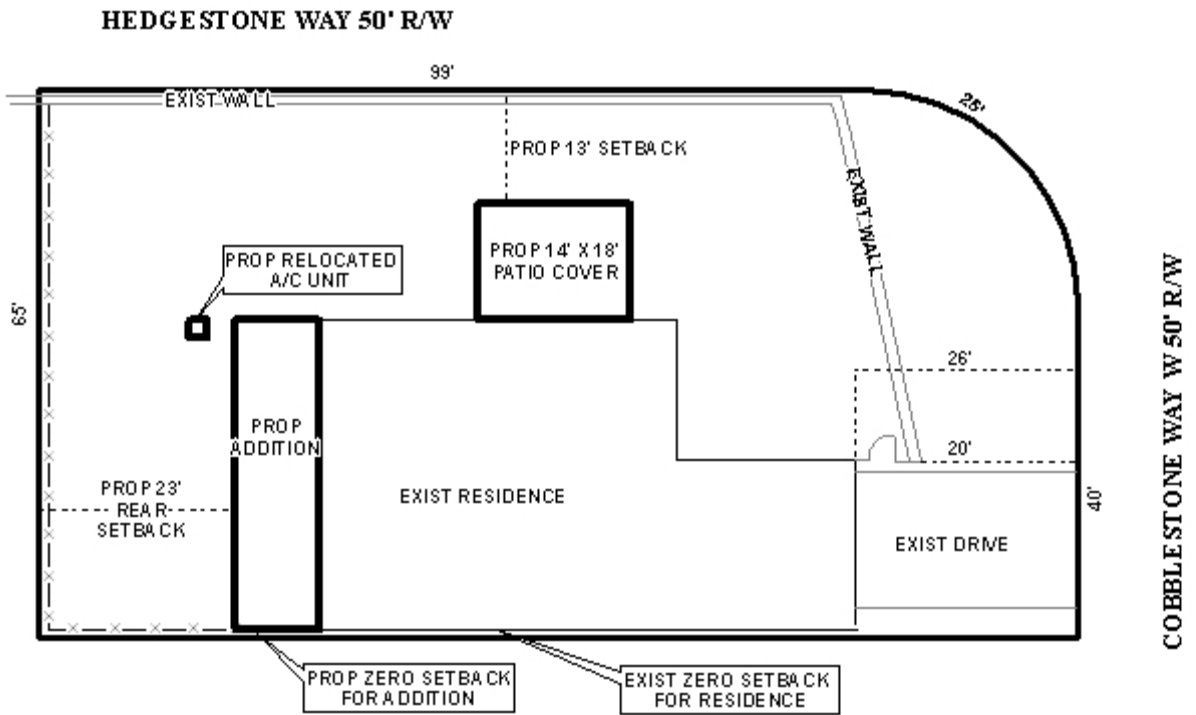


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SITE PLAN



The site plan illustrates the existing improvements, proposed additions, and proposed setbacks.

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