

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT**

**Date: APRIL 3, 2008**

---

<b><u>DEVELOPMENT NAME</u></b>	The Christian Bible Teaching Church Subdivision
<b><u>SUBDIVISION NAME</u></b>	The Christian Bible Teaching Church Subdivision
<b><u>LOCATION</u></b>	Southwest corner of Houston Street and Duncan Street.
<b><u>CITY COUNCIL DISTRICT</u></b>	District 3
<b><u>AREA OF PROPERTY</u></b>	2 lots/0.7± acre
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow shared access between two building sites.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Analysis of the receiving storm drainage system required to show that the system is capable of handling the projected flows. Detention may need to be maximized or upgrades to the drainage system may be required if analysis shows that the system is undersized. Any work performed in the right of way will require a right of way permit.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<b><u>URBAN FORESTRY COMMENTS</u></b>	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).
<b><u>FIRE DEPARTMENT COMMENTS</u></b>	Shall comply with 2003 IFC Section 503; 508.5.1 and appendix D.

**REMARKS**

The Subdivision application was originally heard at the December, 6, 2007 meeting, and was heldover to the January 3, 2008 meeting to allow the applicant to submit a Planned Unit Development application for shared access with the adjacent property to the East and revise the Subdivision to two lots to include the adjacent property to the East. The applicant has received three subsequent holdovers and the PUD and revised Subdivision have now been received for review. The applicant is seeking Planned Unit Development Approval to allow shared access between two building sites, and Subdivision Approval to create two lots from two parcels each containing an existing intact legal lot and portions of two other legal lots. The site is located in Council District 3, and according to the application is served by public water and sanitary sewer.

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.

With regard to the subdivision application, the original one-lot subdivision (for proposed Lot 1) was composed of one existing legal lot of record, and portions of two other legal lots of record, but no documentation was furnished concerning the date(s) that the portions of the other two adjacent lots were combined with the intact lot to form the current metes and bounds parcel. The revision to a two-lot subdivision now includes the remaining portions of the partial two lots in proposed Lot 1 and is actually composed of Lots 11, 12, 13 and 14, Rickarby Place Subdivision. In essence, the subdivision is now a resubdivision of four lots into two lots. The subdivision is served by public water and sanitary sewer services.

The subdivision has frontage on both Houston Street and Duncan Street. Houston Street, with a current 50' right-of-way, is a planned Major Street; however, in this area of Houston Street, no change in the existing right-of-way width is planned, therefore, no dedication is required. Duncan Street currently has a compliant 70' right-of-way. Dedication of a 25' corner radius curve should be required at the corner of Houston Street and Duncan Street. Proposed Lot 2 currently is accessed via a continuous curb cut along Houston Street and extending along Duncan Street. Both lots share a common drive and curb cut on Duncan Street. Since no improvements are proposed for either lot at this time, a note should be required on the final plat stating that, at the time of improvements to either lot, the size, location and design of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards. As the lots share the drive and curb cut to Duncan Street, a note should be placed on the final plat stating that, at the time of proposed improvements to either lot, a Planned Unit Development application including both lots will be required to be submitted to Urban Development. No building setback line is indicated on the plat; therefore, the plat should be revised to illustrate the minimum 25' building setback line along Houston Street and Duncan Street. The lots are labeled with their sizes in square feet, and this should also be shown on the final plat, or a table should be furnished providing the same information.

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.

As stated in Section 64-5. of the Zoning Ordinance, 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.

In this instance, a PUD is required strictly because both proposed lots share a common drive/curb cut, even though no development is proposed for Lot 1 and no further improvements are proposed for Lot 2. Inasmuch as no changes are proposed with this application, it should be noted that when development for Lot 1 and any changes to Lot 2 are proposed, an amended PUD must be approved by the Planning Commission.

**Recommendation**

**Subdivision:** The subdivision meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that, at the time of improvements to either lot, the size, location and design of all curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that, at the time of proposed improvements to either lot, a Planned Unit Development application including both lots will be required to be submitted to Urban Development;
- 3) illustration of the 25' minimum building setback line along Houston Street and Duncan Street;
- 4) dedication of a 25' corner radius curve at the corner of Houston Street and Duncan Street;
- 5) labeling of each lot with its size in square feet, or the furnishing of a table on the plat providing the same information;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) compliance with the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Analysis of the receiving storm drainage system required to show that the system is capable of handling the projected flows. Detention may need to be maximized or upgrades to the drainage system may be required if analysis shows that the system is undersized. Any work performed in the right of way will require a right of way permit.);* and
- 8) full compliance with all municipal codes and ordinances.

**Planned Unit Development:** Based on the preceding, the Planned Unit Development is recommended for approval subject to the following condition:

- 1) submission of an amended PUD, to be approved by the Planning Commission, at such time that development of Lot 1 or any changes to Lot 2 are proposed.

# LOCATOR MAP



APPLICATION NUMBER 26 & 27 DATE April 3, 2008

APPLICANT The Christian Bible Teaching Church Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



A salon is located to the south and west of the site, warehouses are to the east and duplexes are to the north.

APPLICATION NUMBER 26 & 27 DATE April 3, 2008

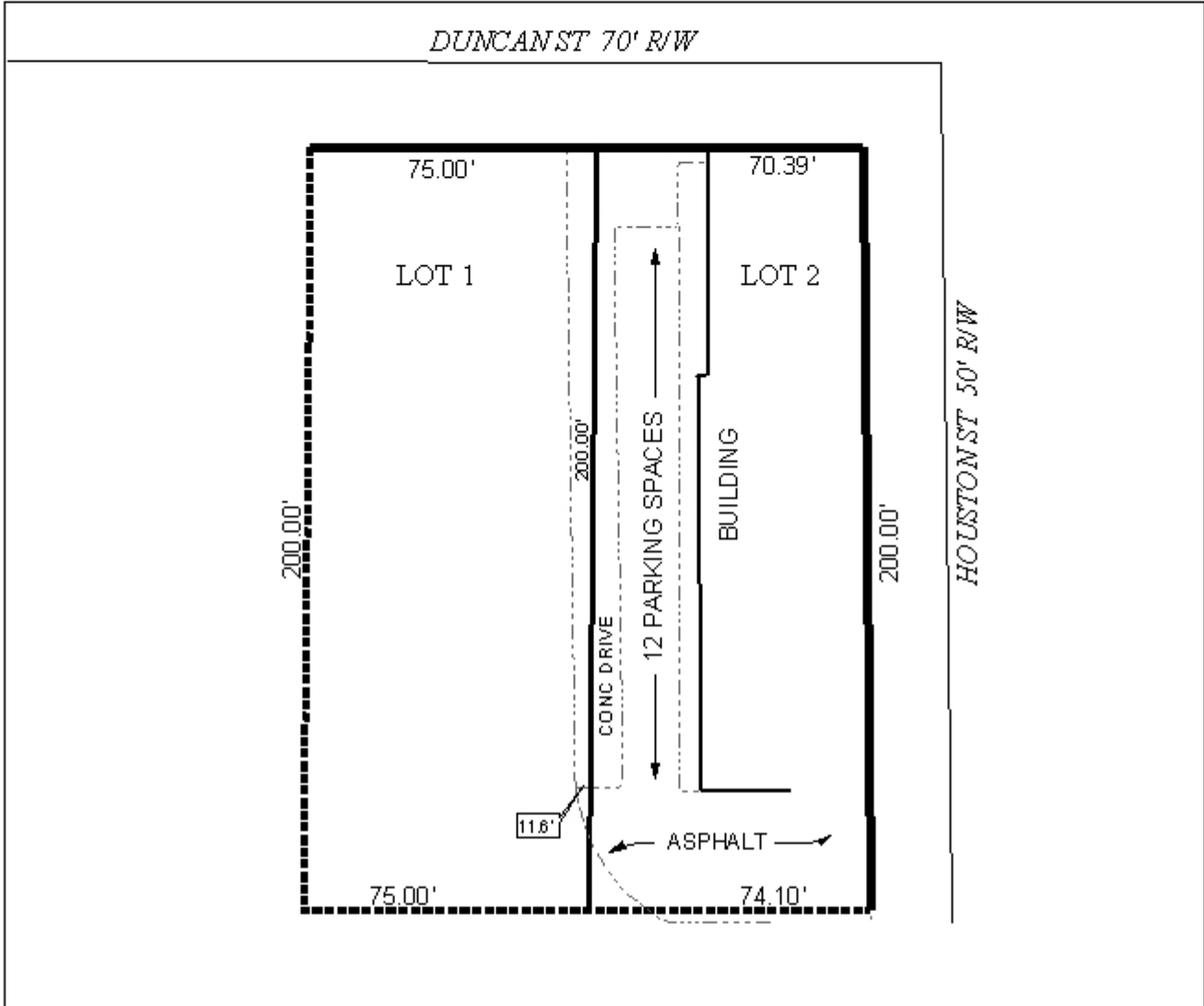
APPLICANT The Christian Bible Teaching Church Subdivision

REQUEST Subdivision, Planned Unit Development

LEGEND  R-1  R-2  R-3  R-A  R-B  H-B  T-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS



# SITE PLAN



The site plan illustrates the existing building, asphalt, drive, and lot dimensions.

APPLICATION NUMBER 26 & 27 DATE April 3, 2008

APPLICANT The Christian Bible Teaching Church Subdivision

REQUEST Subdivision, Planned Unit Development



NTS