



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Cowles, Murphy, Glover & Assoc.  
457 St. Michael St.  
Mobile, AL 36602

**Re: 3726 Halls Mill Road**  
(Northwest corner of Halls Mill Road and Varner Drive).  
Council District 4  
**SUB-000541-2018 (Subdivision)**  
**Precision Door Subdivision**

Dear Applicant(s)/ Property Owner(s):

At its meeting on July 19, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above-reference request, subject to the following conditions:**

- 1) revision of the plat to depict dedication 35' from centerline of Halls Mill Road;**
- 2) revision of the plat to depict the 25' minimum building setback line, as measured from the dedicated right-of-way line;**
- 3) revision of the plat to depict the lot sizes in both square feet and acres after dedication, or the furnishing a table providing the same information;**
- 4) placement of a note on the final plat stating the two existing curb cuts to Halls Mill Road will remain, and the newly proposed lot is limited to one curb-cut to Varner Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) placement of a note on the final plat stating no structures will be constructed within any easements;**
- 6) full compliance with Engineering comments: "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. Add a Vicinity Map with street names. C. Provide a Subdivision name on the Plat. D. Provide a LOT designator (i.e. 1, A). E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note to the SUBDIVISION PLAT 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. M. Add a note to the Plat stating 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. N. 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. O. Add a note to the plat stating that all 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. P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department."

- 7) full compliance with Traffic Engineering comments: "Site is limited to no more than its existing curb cuts to Halls Mill Road and one curb cut to Varner Drive. Driveway sizes, locations and design are to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";
- 8) full compliance with 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 2015-116 and City Code Chapters 57 and 64).";
- 9) full compliance with Fire 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).";
- 10) provision of two revised Planned Unit Development site plans to Planning & Zoning staff, prior to the signing of the Final Plat; and
- 11) completion of the Subdivision process prior to the issuance of permits.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number)

**Precision Door Subdivision**  
**July 31, 2018**

must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

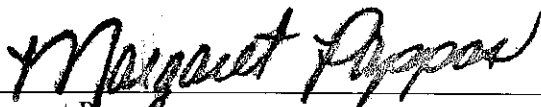
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Margaret Pappas

Deputy Director of Planning & Zoning

cc: Precision Door Service



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457 St. Michael St.  
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**Re: 3726 Halls Mill Road**

(Northwest corner of Halls Mill Road and Varner Drive).  
Council District 4

**PUD-000542-2018 (Planned Unit Development)**

**Precision Door Subdivision**

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

Dear Applicant(s)/ Property Owner(s):

At its meeting on July 19, 2018, the Planning Commission considered Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:**

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it encourages a vacant overgrown lot to be developed with the adjacent property;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows the conversion of vacant lot to be developed and utilized more efficiently;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site is not adding more structures to the site;

- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), as no new infrastructure is required.

The Approval is subject to the following conditions:

- 1) revision of the site plan to depict dedication of 35' from centerline of Halls Mill Road ;
- 2) revision of the site plan to depict the 25' minimum building setback line, as measured from the dedicated right-of-way line;
- 3) revision of the site plan to depict the lot sizes in both square feet and acres after dedication, or the furnishing a table providing the same information;
- 4) revision of the site plan to depict frontage trees for the newly proposed lot;
- 5) placement of a note on the site plan stating the two existing curb cuts to Halls Mill Road will remain, and the newly proposed lot is limited to one curb-cut to Varner Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the site plan stating no structures will be constructed within any easements;
- 7) full compliance with Engineering comments: "ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. 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. 3. 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. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.";
- 8) full compliance with Traffic Engineering comments: "Site is limited to no more than its existing curb cuts to Halls Mill Road and one curb cut to Varner Drive. Driveway sizes, locations and design are to be approved by Traffic Engineering and conform to AASHTO

**Precision Door Subdivision PUD**  
**July 31, 2018**

- standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;
- 9) full compliance with 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 2015-116 and City Code Chapters 57 and 64).”;
  - 10) full compliance with Fire 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).”;
  - 11) submission of two revised PUD site plans to the Planning and Zoning Department prior to the signing of the final plat; and
  - 12) completion of the Subdivision process prior to the issuance of permits.

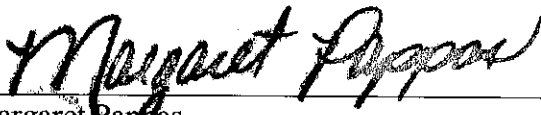
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Precision Door Service