



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

DR Horton, Inc
25366 Profit Dr
Daphne, AL 36526

Re: 6050 & 6086 Whitebark Drive

(North side of Girby Road, 125'± East of Bristlecone Drive [private street], extending to the East terminus of Whitebark Drive).

Council District 6

SUB-000894-2019 (Subdivision)

Longleaf Gates Subdivision, Phase Two

Number of Lots / Acres: 42 Lots / 42.2± Acres

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations for lot width, and Tentatively Approved the request, subject to the following conditions:

- 1) Provision of documentation of the right to access Whitebark Drive, prior to any request for permits for land disturbance associated with the proposed development (provided to staff on May 17, 2019);**
- 2) revision of the plat to illustrate and label the 25' minimum building setback line along street frontages of all common areas;**
- 3) retention of the 25' minimum building setbacks along all lots;**
- 4) retention of all right-of-way widths;**
- 5) retention of the note on the Final Plat stating the development of the private streets shall be in compliance with Section VIII of the Subdivision Regulations;**
- 6) retention of the note on the Final Plat stating that maintenance of the private streets is the responsibility of the property owners and not the City of Mobile;**
- 7) retention of the note on the Final Plat stating that, if the private streets are not constructed and maintained to City standards inasmuch as they could ultimately be dedicated for public use and maintenance, then 100 percent of the cost of the improvements required to do so shall be assessed to the property owners at the time the private streets are dedicated;**

- 8) retention of the lot sizes and common areas in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any dedication;
- 9) retention of the placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;
- 10) placement of a note on the Final Plat stating each lot and common area is limited to one curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 11) retention of the placement of a note on the Final Plat stating that direct access to Common Area 2 from Girby Road is denied;
- 12) retention of a note on the Final Plat stating that maximum site coverage is to be 50%;
- 13) retention of the placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 14) placement of a note on the Final Plat stating the following Traffic 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. 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. E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. 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."*;
- 15) compliance with Traffic Engineering comments: ***"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."***;
- 16) 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). Removal of heritage trees from a commercial site will require a tree removal permit"***;
- 17) compliance with 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).))***;
- 18) provision of two (2) revised PUD site plans to the Planning & Zoning Department prior to signing of the Final Plat;

Longleaf Gates Subdivision, Phase Two
May 22, 2019

- 19) completion of the Subdivision process prior to the approval of any land disturbing or building activities for new home construction;**
- 20) compliance with all applicable municipal Codes and Ordinances.**

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) 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.

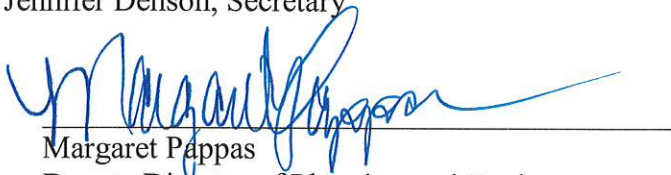
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Dewberry



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MOBILE CITY PLANNING COMMISSION

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Re: 6050 & 6086 Whitebark Drive

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Council District 6

PUD-000895-2019 (Planned Unit Development)

Longleaf Gates Subdivision, Phase Two

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow a private street subdivision.

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

- a) the proposal promotes the objective of efficient land use by limiting the development of the site to single- and two-family dwellings whose impact on the use of the land may be considered less demanding of resources than denser multi-family developments;
- b) the proposal promotes the objective of environment by maintaining 29± acres of common area, whereon no development is proposed at this time thus preserving the natural landscape;
- c) the proposal promotes the objective of open space by maintaining, as mentioned, 29± acres of common area;

The approval is subject to the following conditions:

- 1) retention of the sizes of all lots and common areas in both square feet and acres, or the provision of a table on the PUD site plan providing the same information, adjusted for any dedication;
- 2) retention of the placement of a note on the PUD site plan stating that the maintenance of all common areas is the responsibility of the property owners;

May 22, 2019

- 3) revision of the PUD site plan to illustrate and label the 25' minimum building setback line along street frontages of all lots and common areas;
- 4) retention of a note on the PUD site plan stating that maximum site coverage is to be 50%;
- 5) retention of the right-of-way width on the PUD site plan sufficient to provide 50' from the centerline of Girby Road;
- 6) retention of all right-of-way widths;
- 7) retention of the placement of a note on the PUD site plan stating the development of the private streets shall be in compliance with Section VIII of the Subdivision Regulations;
- 8) retention of the placement of a note on the PUD site plan stating that maintenance of the private streets is the responsibility of the property owners and not the City of Mobile;
- 9) retention of the placement of a note on the PUD site plan stating that, if the private streets are not constructed and maintained to City standards inasmuch as they could ultimately be dedicated for public use and maintenance, then 100 percent of the cost of the improvements required to do so shall be assessed to the property owners at the time the private streets are dedicated;
- 10) retention of the placement of a note on the PUD site plan stating each lot and common area is limited to one curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 11) retention of the placement of a note on the site plan stating that direct access to Common Area 2 from Girby Road is denied;
- 12) retention of the placement of a note on the PUD site plan stating no structures shall be constructed in any easement;
- 13) placement of a note on the Final Plat stating the following Traffic Engineering comments: **NO PLAN WAS LABELED PUD SITE PLAN. 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

May 22, 2019

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.

- 14) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.";*
- 15) 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) Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 16) compliance with 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.);*
- 17) provision of two (2) revised PUD site plans to the Planning & Zoning Department prior to signing of the Final Plat;
- 18) completion of the Subdivision process prior to the approval of any land disturbing or building activities for new home construction; and
- 19) compliance with all applicable municipal Codes and Ordinances.

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: Dewberry



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Council District 6

ZON-000900-2019 (Rezoning)

Dewberry

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

At its meeting on May 16, 2019, the Planning Commission considered your request for a change in zoning from R-2, Two-Family Residence District, R-3, Multiple-Family District, and B-2, Neighborhood Business District, to R-2, Two-Family Residence District.

After discussion, the Planning Commission voted to recommend Approval of a change in zoning to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) compliance with all applicable municipal Codes and Ordinances.**

The advertising fee for this application is \$710.65. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Dewberry