



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: **108 & 114 Center Street, and 75, 79, 113, 123 and 129 West Drive**
(East side of West Drive, 120'± North of Pherin Woods Court, extending to the
West side of Center Drive, 625'± South of Old Shell Road).
Council District 6
SUB-000013-2017 (Subdivision)
The Landing Subdivision

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

At its meeting on April 6, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following:

- 1) dedication to provide 25' to the centerline of Center Drive;**
- 2) placement of a note on the Final Plat stating the lot size in square feet and acres;**
- 3) retention of the 25' minimum building setback line along both frontages;**
- 4) revision of the side yard setbacks to illustrate compliance with the Zoning Ordinance;**
- 5) placement of a note on the Final Plat stating that the lot is limited to no more than two curb cuts to Center Drive once improved to City standards from the site to Old Shell Road, and one pedestrian/bicycle gate to West Drive, with size, location and design to be approved by Traffic Engineering and Fire and conform to AASHTO standards;**
- 6) provision of a photometric site plan at time of permitting;**
- 7) revision of the Final Plat to indicate the specific type of oak trees to be preserved on site;**

- 8) full compliance with the Traffic Engineering comments (*A traffic impact study was submitted for this site. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. The developer is responsible for its construction to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive and one curb cut to West Drive as needed only for emergency ingress/egress. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 9) 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 street names to the vicinity map. C. Review and revise the written legal description to include all of the existing parcels shown and labeled on the proposed LOT. D. Complete the information in NOTES #1. E. If ROW is dedicated label the amount of area included within the dedication. F. 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. G. Show and label the existing Right-Of-Way and the existing ROW width, or distance to ROW centerline, along Center St. adjacent to the proposed LOT. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. The proposed subdivision may receive drainage from Center Street and may require a PUBLIC (Dedicated to the City of Mobile) DRAINAGE EASEMENT be dedicated; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. K. 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. L. 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. M. 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. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy

The Landing Subdivision
April 7, 2017

(signatures not required) of the revised Final Plat to the Engineering Department.);

- 10) **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);*
- 11) **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);*
- 12) **provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat; and**
- 13) **completion of the Subdivision process prior to the issuance of permits (demo and right-of-way work ok).**

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: 108 & 114 Center Street, and 75, 79, 113, 123 and 129 West Drive
(East side of West Drive, 120'± North of Pherin Woods Court, extending to the West side
of Center Drive, 625'± South of Old Shell Road).
Council District 6
PUD-000012-2017 (Planned Unit Development)
The Landing Subdivision

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

At its meeting on April 6, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) improvement of Center Drive from Old Shell Road to the subject site to City standards, including sidewalks;**
- 2) provision of a photometric site plan at time of permitting;**
- 3) revision of the site plan to indicate the specific type of oak trees to be preserved on site;**
- 4) revision of the landscaping data to include West Drive in the frontage calculations and the correct number of parking spaces;**
- 5) revision of the site plan to illustrate 4' wide sidewalks so that parking spaces do not encroach into the sidewalk, and parking spaces to meet the 9' x 18' requirement;**
- 6) revision of the site plan to provide angled parking adjacent to the one-way circulation route;**
- 7) obtain tree removal permit prior to the removal of the 30" oak on site;**
- 8) retention of the dumpster in a compliant location with the note stating it will be connected to sanitary sewer and have an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance**

- 9) placement of a note on the site plan stating that the lot is limited to no more than two curb cuts to Center Drive once improved to City standards from the site to Old Shell Road, and one pedestrian/bicycle gate to West Drive, with size, location and design to be approved by Traffic Engineering and Fire and conform to AASHTO standards;
- 10) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance where adjacent to R-1, Single-Family Residential District (also see condition # 18);
- 11) retention of the sidewalks along both frontages;
- 12) compliance with Engineering Department comments (*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, paving, and all above ground structures, 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 13) full compliance with the Traffic Engineering comments (*A traffic impact study was submitted for this site. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. The developer is responsible for its construction to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive and one curb cut to West Drive as needed only for emergency ingress/egress. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 14) 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)*);
- 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)*);
- 16) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat.

The Landing Subdivision PUD
April 7, 2017

- 17) And subject to the voluntary conditions offered at the meeting, and listed below;
- 18) Replace the 6' high privacy fence along south property line where site abuts Pherin Woods subdivision (approximately 315 linear feet) with an eight foot (8') high CMU block wall, transitioning to an eight foot (8') high privacy fence near the 36" Oak tree as needed to avoid damage to the tree, and transitioning to a six foot (6') high privacy fence where required in road setback and along the West property line, with a pedestrian/bicycle gate to West Drive;
- 19) Plant a row of 12-foot tall Leyland Cypress or other evergreen trees, with spacing and species to be coordinated with the City Landscape Architect, along south property line where site abuts Pherin Woods subdivision (approximately 315 linear feet);
- 20) Sod the detention pond with Zoysia grass;
- 21) Treat the detention pond for mosquitoes as part of our ongoing landscaping contracts;
- 22) On the buildings adjacent to the detention pond, install Bahamian-style shutters on any windows above the 1st floor which are facing the south property line (facing Pherin Woods);
- 23) Install 3 street lights along West Drive adjacent to the development;
- 24) Fumigate the house at 129 West Drive for rodents prior to demolition;
- 25) Use Center Drive as the primary entrance to the site during construction; and
- 26) Relocate the dumpsters and dumpster enclosure to an area adjacent to the Northwest portion of the site, near where the emergency access gate was originally proposed leading to West Drive.

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:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Broadstreet Partners, LLC
148 River Street, Suite 205
Greenville, SC 29601

Re: 108 & 114 Center Street, and 75, 79, 113, 123 and 129 West Drive
(East side of West Drive, 120'± North of Pherin Woods Court, extending to the West side of Center Drive, 625'± South of Old Shell Road).
Council District 6
ZON-000014-2017 (Rezoning)
Broadstreet Partners, LLC

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

At its meeting on April 6, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow multi-family housing.

After discussion, it was decided to recommend this change in zoning to R-3, Multiple-Family District to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) site limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$488.80. 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:

Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.