



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 10, 2017

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

Re: **75, 79, 113, 123 and 129 West Drive & 108, 110, 114, 120 and 124 Center 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-000126-2017 (Subdivision)
The Landing Subdivision

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

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

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

- 1) dedication to provide 25' to the centerline of Center Drive;
- 2) retention of the 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) retention of the side yard setbacks;
- 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) full compliance with the Traffic Engineering comments (*A traffic impact study was initially submitted for this site with the April 2017 Planning Commission application. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway.*)

- No additional impacts are anticipated for the site based on the increased density proposed with this application. The developer is responsible for the construction of Center Drive to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied vehicular access to West Drive but allowed pedestrian access. 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 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. Review and revise the written legal description and drawing to clarify the description. C. Provide and label the monument set or found at each subdivision corner. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. 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 (signatures not required) of the revised Final Plat to the Engineering Department.);
 - 9) 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);
 - 10) 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);
 - 11) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat;
 - 12) 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

The Landing Subdivision
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It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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.



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(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-000129-2017 (Planned Unit Development)
The Landing Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the above referenced 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) retention of illustration of full compliance with tree planting and landscape area requirements;
- 4) obtain tree removal permit prior to the removal of the 30" oak on site;
- 5) 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
- 6) 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;
- 7) 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 # 15);
- 8) retention of the sidewalks along both frontages;
- 9) compliance with Engineering Department 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, 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 detention facility shall be maintained as it is constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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.);

- 10) full compliance with the Traffic Engineering comments (A traffic impact study was initially submitted for this site with the April 2017 Planning Commission application. The only off-site improvement warranted in the traffic study was the widening on Center Drive to the southern site driveway. No additional impacts are anticipated for the site based on the increased density proposed with this application. The developer is responsible for the construction of Center Drive to City standards for it to be accepted for maintenance by the City. Site is limited to two curb cuts to Center Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied vehicular access to West Drive but allowed pedestrian access. 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.);
- 11) 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);
- 12) 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);
- 13) subject to the voluntary conditions offered at the previous public hearing, and listed below;
- 14) replace the 6' high privacy fence along South property line where site abuts Pherin Woods subdivision (approximately 611 linear feet) with an eight foot (8') high CMU block wall, transitioning to an eight foot (8') high privacy fence near the 36" live 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;
- 15) 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 611 linear feet);
- 16) sod the detention pond with Zoysia grass;
- 17) treat the detention pond for mosquitoes as part of our ongoing landscaping contracts;
- 18) 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);
- 19) install 3 street lights along West Drive adjacent to the development;
- 20) fumigate the house at 129 West Drive for rodents prior to demolition;
- 21) use Center Drive as the primary entrance to the site during construction;

The Landing Subdivision PUD

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- 22) retain the dumpsters and dumpster enclosure in the area adjacent to the Northwest portion of the site, near where the emergency access gate was originally proposed leading to West Drive;
- 23) provision of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat; and
- 24) subject to the additional Voluntary Conditions submitted by the applicant:

Applicant is agreeable with the July 6, 2017 Staff Report's conditions of approval. Applicant is also willing to voluntarily impose the following additional conditions to the PUD approval:

- 1. Replace the 6' high privacy fence along south property line where site abuts Pherin Woods subdivision (approximately 298 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.
- 2. Install an eight foot (8') high privacy fence on the eastern property line abutting Center Drive (approximately 138 linear feet), to be coordinated with Traffic Engineering for visibility at entrances
- 3. Plant a row of 12-feet 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 298 linear feet)
- 4. On the buildings adjacent to the Pherin Woods property line, install Bahamian-style shutters on any windows above the 1st floor which are facing the south property line (facing Pherin Woods).
- 5. On the building that adjacent to Center Drive property line, install Bahamian-style shutters on an any window above the 1st floor which are facing the house at 123 Center Drive.
- 6. Add curbing and driveway apron on the driveway located at 123 Center Drive, directly off the proposed Center Drive street improvements.

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

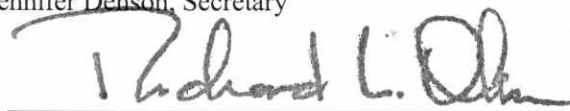
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



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(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-000130-2017 (Rezoning)
Broadstreet Partners, LLC

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

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

After discussion, it was decided to recommend this change in zoning 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 \$355.60. 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

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