



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2018

Dewberry | Preble-Rish
9949 Bellaton Avenue
Daphne, AL 36526

Re: Area bounded by Foxtail Drive, Lace Bark Drive and Whitebark Drive–
Council District 6
SUB-000433-2018 (Subdivision)
Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

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

At its meeting on March 15, 2018, 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) Retention of the 50' right-of-way width to White Bark Drive, Fox Tail Drive, and Lace Bark Drive;**
- 2) Retention of the 50' right-of-way width to the alley, except the North portion where it is 45';**
- 3) Retention of lot size information in both square feet and acres for each lot;**
- 4) Retention of 15' front yard setback, 10' rear yard setback, 5' side yard setback and 15' side street side yard setback;**
- 5) Retention of note stating “*Lot Coverage for each lot to be a maximum 50%”**
- 6) Placement of a note stating that no structures shall be erected in any easement;**
- 7) 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. Provide the Surveyor's,***

- Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. D. Add "... and not by the City of Mobile." To the end of GENERAL NOTES #4. E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. F. 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.);*
- 8) **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);**
 - 9) **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) **Placement of a note stating that the maintenance of all common areas and private streets is the responsibility of the property owners;**
 - 11) **Provision of revised Planned Unit Development site plan prior to the signing of the Final Plat; and**
 - 12) **Completion of the Subdivision prior to requesting Land Disturbance or building permits for new home construction.**

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

Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning & Zoning

cc: D. R. Horton Inc. - Birmingham



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March 27, 2018

Dewberry | Preble-Rish
9949 Bellaton Avenue
Daphne, AL 36526

Re: Area bounded by Foxtail Drive, Lace Bark Drive and Whitebark Drive—
Council District 6
PUD-000434-2018 (Planned Unit Development)
Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

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

At its meeting on March 15, 2018, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street, gated subdivision with reduced lot sizes, reduced front yard and side yard, setbacks, reduced lot widths, and increased site coverage.

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 is reconfiguring a previous group of lots to allow development more in keeping with the already developed lots in the Subdivision;**
- 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 is allowing increased site coverage on a residential lot;**
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), continuing the implementation of a previously approved Subdivision, on land that has already been prepared to receive development;**
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the land has already been prepared for development and will not result in additional land clearing;**

Longleaf Gates Subdivision, Phase 1, Resubdivision of Lots 120-137

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- e) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

The PUD approval is subject to the following conditions:

- 1) Retention of the site coverage information stating that the site is limited to a maximum of 50% for the proposed lots;
- 2) Retention of 15' front yard setback, 10' rear yard setback, 5' side yard setback and 15' side street side yard setback;
- 3) Retention of note stating **"*Lot Coverage for each lot to be a maximum 50%"**
- 4) Placement of a note stating that HVAC condenser units and similar mechanical equipment will comply with Section 64-4.D.11. of the Zoning Ordinance;
- 5) Placement of a note stating that no structures shall be erected in any easement;
- 6) Placement of a note stating that the maintenance of all common areas and private streets is the responsibility of the property owners;
- 7) compliance with Engineering Comments: *(The PUD Site Plan is labeled as a BOUNDARY SURVEY & PLAT OF SUBDIVISION. Please label the drawing as PUD Site Plan.);*
- 8) 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);*
- 9) 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); and*
- 10) submission of two revised Planned Unit Development site plans prior to the signing of the Final Plat; and
- 11) Full compliance with all other 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: _____

Richard Olsen

Deputy Director of Planning & Zoning

cc: D. R. Horton, Inc. - Birmingham