



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2018

Dominion Senior Living of West Mobile, LLC  
1200 Corporate Dr., St. 225  
Birmingham, AL 35242

**Re: 6924 Somerby Lane**  
**(North terminus of Somerby Lane).**  
Council District 4  
**SUB-000410-2018 (Subdivision)**  
**Somerby of Mobile Subdivision**

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.2. and V.D.9., the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 47' right-of-way along Somerby Lane on the Final Plat;
- 2) placement of a note on the Final Plat stating that maintenance of the private street is the responsibility of the property owners;
- 3) placement of a note on the Final Plat stating that, if the private street is not maintained to City standards, 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 street is dedicated for public use;
- 4) retention of the lot sizes in both square feet and acres on the Final Plat, or, provision of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that the maintenance of all common areas, including any detention areas, is the responsibility of the property owners
- 6) retention of the 10' minimum building setback line on the Final Plat;
- 7) placement of a note on the Final Plat stating each lot is limited to one curb cut, with any changes to their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;

- 8) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 9) 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) REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. B) 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. C) Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. D) Provide and label the monument set or found at each subdivision corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. G) 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. H) 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. I) 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. J) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L) 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.);
- 10) compliance with Traffic Engineering comments: (Each lot is limited to one curb cut to Somerby Lane to be approved by Traffic Engineering and conform to AASHTO Standards.);
- 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).);

Somerby of Mobile Subdivision  
March 20, 2018

- 12) 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).);*
- 13) provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;
- 14) completion of the subdivision process prior to any requests for land disturbance or construction permits; and,
- 15) compliance with all 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](mailto:planning@cityofmobile.org).

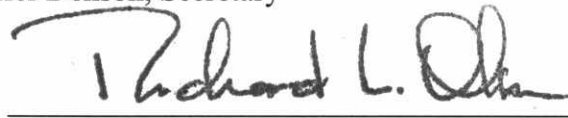
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director or Planning & Zoning

cc: Polysurveying and Engineering



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2018

Dominion Senior Living of West Mobile, LLC  
1200 Corporate Dr., St. 225  
Birmingham, AL 35242

**Re: 6924 Somerby Lane**  
**(North terminus of Somerby Lane).**  
**Council District 4**  
**PUD-000411-2018 (Planned Unit Development)**  
**Somerby of Mobile Subdivision**

Dear Applicant(s):

At its meeting on March 1, 2018, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of six (6) single family dwellings with decreased front yard setbacks.

**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 in that it maintains the concept of the innovative subdivision of the overall site, which includes a gated community with a variety of housing options;
- b) the proposal promotes the objective of flexibility by facilitating denser infill of an existing Planned Unit Development, which is achieved by allowing smaller lot sizes with reduced setbacks and greater site coverage;
- c) the proposal promotes the objective of efficient land use by developing the site with single-family residential dwellings whose impact on the use of the land is less demanding of resources than denser multi-family developments;
- d) the proposal promotes the objective of environment by limiting impact of the development to existing, partially developed land where no additional clearing or alteration of the landscape is required;
- e) the proposal promotes the objective of open space by maintaining the side and rear yard requirements of sites within B-1, Buffer Business Districts; and,

- f) the proposal promotes the objective of public services by precluding itself from public street and waste management services in favor of private street maintenance and management.

**The approval is subject to the following conditions:**

- 1) retention of the 10' minimum building setback line on the PUD site plan;
- 2) retention of the side and rear yard setbacks on the PUD site plan;
- 3) revision of the site plan to illustrate the 45% maximum allowable site coverage for each proposed dwelling;
- 4) retention of the lot sizes in square feet and acres on the PUD site plan, or provision of a table on the site plan providing the same information;
- 5) retention of the 47' right-of-way on the PUD site plan;
- 6) placement of a note on the site plan stating that maintenance of the private street is the responsibility of the property owners;
- 7) placement of a note on the site plan stating that, if the private street is not maintained to City standards, 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 street is dedicated for public use;
- 8) placement of a note on the site plan stating that the maintenance of all common areas, including any detention areas, is the responsibility of the property owners;
- 9) placement of a note on the site plan stating each lot is limited to one curb cut, with any changes to their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 10) placement of a note on the site plan stating no structures shall be constructed in any easement;
- 11) compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) 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. 2) 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. 3) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 12) compliance with Traffic Engineering comments: (Each lot is limited to one curb cut to Somerby Lane to be approved by Traffic Engineering and conform to AASHTO Standards.);
- 13) 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).);

**Somerby of Mobile Subdivision PUD**  
**March 20, 2018**

- 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) provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;**
- 16) completion of the subdivision process prior to any requests for land disturbance or construction permits; and,**
- 17) compliance with all municipal codes and ordinances.**

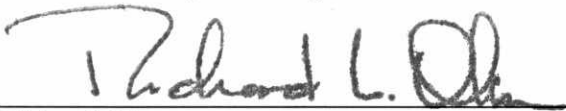
**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

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: Polysurveying and Engineering