



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 7, 2018

O. A. Pesnell, Jr.  
6951 Cottage Hill Rd  
Mobile, AL 36695

**Re: 3450 Girby Road**  
(North side of Girby Road, 160'± East of Hillcrest Road).  
Council District 6  
**PUD-000645-2018**  
**Addison Woods Subdivision / O. A. Pesnell, Jr.**

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

At its meeting on September 6, 2018, the Planning Commission considered 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 determined 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 allows for multiple detached dwelling units on a single building site;
- 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 the individual dwelling units each have a dedicated driveway and parking area;
- 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), because the development will allow for multiple individual dwelling units with a clubhouse and a large natural undisturbed area;

- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because approximately one-half of the total site will remain in its natural undisturbed state;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because all proposed dwellings are detached from one another and will cover only a small portion of the total area proposed to be developed; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The Approval is subject to the following conditions:

- 1) dedication of sufficient right-of-way along Girby Road to provide 50' from centerline;
- 2) placement of a note on the site plan stating that Lots 1 and 2 are denied direct access to Girby Road, and are limited to one curb-cut each to the private drive on Lot 3; that Lot 3 is limited to one curb-cut to Girby Road and denied direct access to Hillcrest Road, with the size, design and location of curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 3) retention of the 25' minimum building setback line along Girby Road as measured from any required frontage dedication;
- 4) retention of the 25' minimum building setback line along Hillcrest Road;
- 5) compliance with the Engineering comments: *[ADD OR RETAIN 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 6. 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. 7. 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. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*

- 6) compliance with the Traffic Engineering comments: *(Each lot is limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
- 7) compliance with the 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).];*
- 8) compliance with the 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) development of Lots 1 and 2 will require new applications to the Planning Commission for Planned Unit Development review;
- 10) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 11) completion of the Subdivision process prior to any request for land disturbance.

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 Rappas

Deputy Director of Planning and Zoning

cc: Rowe Engineering & Surveying, Inc.