



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Preble-Rish, LLC
9949 Bellefont Avenue
Daphne, AL 36526

Re: Case #SUB2013-00103 (Holdover)
Longleaf Gates Subdivision, Phase Two
(North side of Girby extending to the East terminus of Whitebark Drive).
61 Lots / 42.2± Acres

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **completion of the Rezoning process prior to signing the Final Plat;**
- 2) **revision of the Current Zoning classification on the plat to R-1;**
- 3) **retention of the 25' minimum building setback line on the Final Plat;**
- 4) **revision of the plat to show the cul-de-sac at the West terminus of Magpie Drive, in agreement with the PUD and Rezoning site plans;**
- 5) **retention of the labeling of the all lots and common areas with their sizes in square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **placement of a note on the Final Plat stating that each lot is limited to 35% maximum site coverage by all structures;**
- 7) **placement of a note on the Final Plat stating that no structures may be constructed within any easements;**
- 8) **dedication sufficient to provide 50' from the centerline of Girby Road;**
- 9) **placement of a note on the Final Plat stating that each lot and common area is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 10) **placement of a note on the Final Plat stating that the Southern common area is denied direct access to Girby Road;**
- 11) **placement of a note on the Final Plat stating that private streets shall be developed in compliance with Section VIII of the Subdivision Regulations;**
- 12) **labeling of all streets as "Private Street" on the Final Plat;**

- 13) placement of a note on the Final Plat stating that maintenance of the private streets is the responsibility of the property owners;
- 14) placement of a note on the final Plat stating that if the private streets are not constructed and maintained to the appropriate City standard, and ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owners at the time the private streets are dedicated, with the assessments running with the land to any subsequent property owners;
- 15) placement of a note on the Final Plat stating that the maintenance of all common areas (detention areas) is the responsibility of the property owners;
- 16) placement of a note on the Final Plat stating that the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 17) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 18) compliance with the Engineering comments: *[a.) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b.) Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c.) Add a signature for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer. d.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. e.) Add a note to the Plat that 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).]*
- 19) compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 20) 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 61-929 and City Code Chapters 57 and 64);
- 21) compliance with the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and

Longleaf Gates Subdivision, Phase Two
November 25, 2013

22) furnishing of two (2) copies of a revised PUD site plan incorporating all conditions of approval of the PUD to Planning prior to signing the Final Plat.

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 travisz@cityofmobile.org.

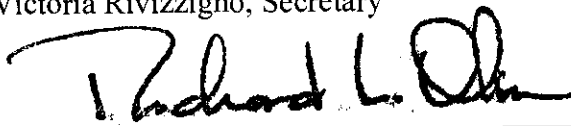
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

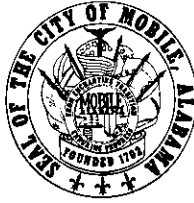
Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: D. R. Horton, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Preble-Rish, LLC
9949 Bellefont Avenue
Daphne, AL 36526

Re: Case #ZON2013-02191 (Holdover)
Longleaf Gates Subdivision, Phase Two
(North side of Girby extending to the East terminus of Whitebark Drive).
Planned Unit Development Approval to allow a private road residential subdivision

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

At its meeting on November 21, 2013, the Planning Commission considered for Planned Unit Development Approval to allow a private road residential subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) completion of the Rezoning process;
- 2) revision of the Current Zoning classification on the site plan to R-1;
- 3) revision of the site plan to show the cul-de-sac at the West terminus of Magpie Drive;
- 4) retention of the 25' minimum building setback line on the site plan;
- 5) retention of the labeling of all lots and common areas with their sizes in square feet and acres, revised for any required dedication, or the furnishing of a table on the site plan providing the same information;
- 6) placement of a note on the site plan stating that each lot is limited to 35% maximum site coverage;
- 7) placement of a note on the site plan stating that no structures may be constructed within any easements;
- 8) placement of a note on the site plan stating that each lot and common area is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) placement of a note on the site plan stating that the Southern common area is denied direct access to Girby Road;
- 10) compliance with the Engineering comments: *[Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading,*

Longleaf Gates Subdivision, Phase Two PUD
November 25, 2013

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). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permits are required for this proposed project. 1) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. A flood study will be required for the proposed development. 2) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3) It is recommended that the applicant consider revising Lots 11-13, and any others, to keep the Lots outside of the Special Flood Hazard Zones so that the property is not encumbered by the Flood Zone requirements. 4) Must comply with all Engineering Department Policy Letters: i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii.) 3-18-2004 Policy Letter (Additional subdivision street requirements).]

- 11) compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 12) 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 61-929 and City Code Chapters 57 and 64);
- 13) compliance with the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and
- 14) full compliance with all municipal codes and ordinances; and
- 15) furnishing of two (2) copies of a revised PUD site plan incorporating all conditions of approval of the PUD to Planning prior to signing the Final Plat.

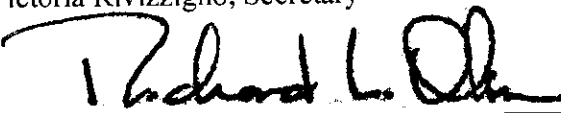
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: D. R. Horton, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Preble-Rish, LLC
9949 Belleton Avenue
Daphne, AL 36526

Re: Case #ZON2013-02606 (Rezoning)

Preble-Risch, LLC

(North side of Girby extending to the East terminus of Whitebark Drive).

Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family District and B-2, Neighborhood Business District, to R-1 Single-Family Residential District to allow a single family subdivision and eliminate split zoning.

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

At its meeting on November 21, 2013, the Planning Commission considered your request for a change in zoning from R-2, Two-Family Residential District, R-3, Multiple-Family District and B-2, Neighborhood Business District, to R-1 Single-Family Residential District to allow a single family subdivision 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) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$326.50**. 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.

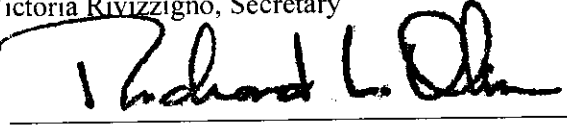
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:


Richard Olsen
Deputy Director of Planning

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