



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 2, 2020

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
SUB-001072-2019 (Subdivision)
Addison Woods Subdivision, Resubdivision of
Number of Lots / Acres: 38 Lots / 16.3± Acres

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

At its meeting on December 19, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) **retention of the lot sizes in square feet and acres;**
- 2) **revision of the site coverage table to be simplified and include Lot 25;**
- 3) **retention of the setback table;**
- 4) **placement of a note on the Final, Plat stating that no structure is allowed in an easement;**
- 5) **removal of the dumpster and mail kiosk as well as associated notes;**
- 6) **retention of the note stating that the maintenance of the common areas is the responsibility of the property owners, and not the City of Mobile;**
- 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 SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with***

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- Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, # 1 HOLDOVER Revised SUB-001072-2019 & PUD-001073-2019 -11-Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. D. 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. E. 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. F. 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*
- 8) placement of a note on the plat stating the following Traffic Engineering comments: *(Access is limited to an approved PUD site plan, with any modifications to size, location or design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*
- 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 10) compliance with Fire 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)); and,*
- 11) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of 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 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.

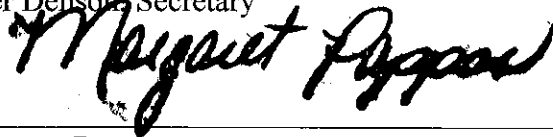
If you have any questions regarding this action, please call this office at 251-208-5895.

Addison Woods Subdivision SUB-001072-2019
January 2, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

By:

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Rowe Engineering and Surveying



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6951 Cottage Hill Rd.
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Re: 3450 Girby Road

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Council District 6

PUD-001073-2019 (Planned Unit Development)

Addison Woods Subdivision, Resubdivision of

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private subdivision with reduced setbacks and increased site coverage.

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

At its meeting on December 19, 2019, the Planning Commission considered the above referenced Planned Unit Development.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow single-family dwellings to be constructed on otherwise sub-standard lots with reduced setbacks;
- 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 will allow a residential development with reduced setbacks;
- 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 is establishing a "preservation area" in an area that is environmentally sensitive; the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land),

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because the establishment of a "preservation area" will protect the existing wetlands in the area;

- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there will be significant undeveloped portions of the site with common areas and the "preservation area"; and

The Approval is subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) revision of the site coverage table to be simplified and include Lot 25;
- 3) retention of the setback table;
- 4) placement of a note on the Final, Plat stating that no structure is allowed in an easement;
- 5) removal of the dumpster and mail kiosk as well as associated notes;
- 6) retention of the note stating that the maintenance of the common areas is the responsibility of the property owners, and not the City of Mobile;
- 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 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. D. 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. E. 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. F. 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*

Addison Woods Resubdivision PUD-001073-2019
January 2, 2020

- 8) placement of a note on the plat stating the following Traffic Engineering comments: *(Access is limited to an approved PUD site plan, with any modifications to size, location or design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 10) compliance with Fire 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));* and,
- 11) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat

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 Pappas
Deputy Director of Planning and Zoning

cc: Rowe Engineering and Surveying