



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2022

Cecil Zeke Hudson  
Rowe Engineering & Surveying  
3502 Laughlin Drive  
Suite B  
Mobile, Alabama 36693

**Re: 6501 Addison Woods Drive**  
(North side of Girby Road, 160'± East of Hillcrest Road).  
Council District 6  
**SUB-002236-2022 (Subdivision)**  
**Addison Woods Subdivision, Resubdivision of Lot 1 and Common Area**  
**Number of Lots / Acres:** 2 Lots / 12.0± Acres  
**Engineer / Surveyor:** Rowe Engineering & Surveying

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

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, with a waiver of Section V.D.2. of the Subdivision Regulations subject to the following conditions:**

- 1) **retention of the current right-of-way widths of Girby Road and Addison Woods Drive on the Final Plat;**
- 2) **retention of the five (5)-foot building setback line along Addison Woods Drive on the Final Plat;**
- 3) **retention of the table providing the Minimum Building Setbacks and the table providing the revised Common Area on the Final Plat, and retention of the note stating that the maintenance of the Common Area is the responsibility of the property owners on the Final Plat;**
- 4) **retention of the lot size label for Lot 1 in both square feet and acres on the Final Plat, adjusted for expansion, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **subject to the 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. Show and label any of the existing subdivision monumentation set for the original LOT 1 that was recorded in 2020. This PLAT shows all the subdivision corners in the entire subdivision to be set. C. Revise the name of the subdivision to exclude "AND COMMON AREA"; or, change the name to "Resubdivision of LOT 1 and***

**SUB-002236-2022 ADDISON WOODS SUBDIVISION**

**November 7, 2022**

*COMMON AREA, Resubdivision of Addison Woods". D. Revise the plat to show only the affected LOT(s). Lots 2-37 are not included in this proposed subdivision. E. Revise NOTES #11 from "All proposed detention..." to "All existing and proposed detention...". F. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.);*

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Access is limited to an approved PUD site plan with any modifications to size, location and 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.);*
- 7) subject to 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 8) subject to the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
- 9) submittal to and approval by Planning and Zoning of a revised PUD site plan (pdf and hard copy) 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, **five** copies of the recorded plat (including instrument 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**

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas  
Deputy Director of Planning and Zoning



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Council District 6

**PUD-002237-2022 (Planned Unit Development)**

**Addison Woods Subdivision, Resubdivision of Lot 1 and Common Area**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced building setbacks and increased site coverage in a private street residential subdivision.

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

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Subdivision application.

**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 a single-family dwelling to be constructed on an otherwise sub-standard lot 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 lot's 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 only a minor portion of a Common Area/Storm Water Detention Area will be reduced, and no part of a "preservation area" will be disturbed;

- 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
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because utilities and infrastructure already exist within the area.

The approval is subject to the following conditions:

- 1) retention of the Minimum Building Setbacks (feet) table on the site plan;
- 2) revision of the setback table for Lots 29, 30, 31 and 34 as per the previous amended PUD;
- 3) retention of the lot size label in both square feet and acres for Lot 1, and revision of the Lot Area table to reflect the size of Lot 1 after its expansion as 5,912 square feet and 0.14 acres, to agree with the lot size label;
- 4) subject to the Engineering comments: *(ADD 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 Permitting Department (251-208-6070) 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 Single-Family Residential Affidavit application with the initial construction of a single-family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area. 5. 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.);*
- 5) *placement of a note on the site plan stating the Traffic Engineering comments: (Access is limited to an approved PUD site plan with any modifications to size, location and 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.);*
  - 6) *subject to 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
  - 7) *subject to the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
  - 8) **submittal to and approval by Planning and Zoning of a revised PUD (pdf and hard copy) site plan prior to signing 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

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Margaret Pappas  
Deputy Director of Planning and Zoning