



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2022

Bryan Adams
Adams Homes, LLC
26050 Equity Drive
Unit A
Daphne, Alabama 36526

Re: 6567, 6575, 6579 and 6583 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 835'± North of Girby Road).
Council District 6
SUB-001958-2022 (Subdivision)
Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33
Number of Lots / Acres: 4 Lots / 0.4± Acre
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on April 7, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) **Limited to the setbacks as shown on the revised plans;**
- 2) **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. Submit a PROPOSED PLAT for review that includes the PROPOSED Resubdivision of the four (4) LOTS. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – RESUBDIVISION OF ADIDON WOODS. 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.);***
- 3) **Placement of a note on the Final Plat stating Traffic Engineering comments: *(Driveway number, 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.);***

April 8, 2022

- 4) **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 [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.);*
- 5) **Compliance with Fire Department comments and placement of a note:** *(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,*
- 6) **Full compliance with all other Codes and Ordinances.**

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.


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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2022

Bryan Adams
Adams Homes, LLC
26050 Equity Drive
Unit A
Daphne, Alabama 36526

Re: 6567, 6575, 6579 and 6583 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 835'± North of Girby Road).
Council District 6
PUD-001959-2022 (Planned Unit Development)
Addison Woods Subdivision, Resubdivision of Lots 29, 30, 31 and 33
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 April 7, 2022, 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) in that it maintains the concept of the innovative subdivision of the overall development;
- 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), which is achieved by allowing a smaller lot size with reduced setbacks and greater site coverage;
- 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) by limiting the impact of further development of the site to a use whose impact on the land is less demanding of resources than denser multi-family developments;

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- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because the development is already served by public services and utilities and should not increase the need for such services beyond what the site has required.

The Approval is subject to the following conditions:

- 1) **Limited to the setbacks as shown on the revised plans;**
- 2) **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. Submit a *PROPOSED PLAT* for review that includes the *PROPOSED Resubdivision of the four (4) LOTS*. It should address any revised setback lines. The only Plat submitted was the Copy of the recorded Subdivision – *RESUBDIVISION OF ADIDON WOODS*. 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.);**
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- 6) **Full compliance with all other 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.

PUD-001959-2022 ADDISON WOODS SUBDIVISION RESUB LOTS 29 30 31 33
April 8, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

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

Margaret Pappas

Deputy Director of Planning and Zoning