



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 20, 2022

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

Re: 6563 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 800'± North of Girby Road).
Council District 6
SUB-002032-2022 (Subdivision)
Addison Woods Subdivision, Resubdivision of Lot 34
Number of Lots / Acres: 1 Lot / 0.1± Acre
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on May 19, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission waived Section V.D.2. and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Provision of a Final Plat as required by Section IV.C.2. of the Subdivision Regulations;
- 2) Limited to the setbacks as shown on the revised plans;
- 3) 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 FINAL PLAT*** for review. The only items submitted were a ***CLOSING SURVEY*** and a copy of the recorded Subdivision Plat. A Closing Survey cannot be used for the Resubdivision of property. B. The ***PROPOSED FINAL PLAT*** should show the revised setback lines for LOT 34 and provide a ***SUBDIVISION NAME*** for the proposed subdivision.);
- 4) 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.);

SUB-002032-2022 ADDISON WOODS SUBDIVISION RESUBDIVISION OF LOT 34
May 20, 2022

- 5) **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.);*
- 6) **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,*
- 7) **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

May 20, 2022

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

Re: 6563 Addison Woods Drive (private street)
(West side of Addison Woods Drive, 800'± North of Girby Road).
Council District 6
PUD-002033-2022 (Planned Unit Development)
Addison Woods Subdivision, Resubdivision of Lot 34
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 May 19, 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 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;**
- b. **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;**

The Approval is subject to the following conditions:

- 1) **Limited to the setbacks as shown on the revised plans;**
- 2) **Compliance with Engineering comments: (1. Submit a drawing labeled PUD SITE PLAN for review. The Plan submitted appears to be lot layouts labeled SPECIFIC**

PURPOSE SURVEY. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: *a. 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 (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. 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. c. 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. d. 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. e. 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. f. 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. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*

- 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.);
- 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.);
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PUD-002033-2022 ADDISON WOODS SUBDIVISION RESUBDIVISION OF LOT 34
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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.

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