



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Jeff Brittain
Kimley-Horn and Associates, Inc.
11 N Water Street
Unit 10290
Mobile, Alabama 36602

Re: Southeast corner of Cottage Hill Road and Sollie Road
Council District 6
SUB-002036-2022 (Subdivision)
Davis Pilot Family Subdivision
Number of Lots / Acres: 2 Lots / 13.0± Acres
Engineer / Surveyor: Kimley-Horn and Associates, Inc.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) either depiction of an existing compliant right-of-way along Cottage Hill Road, or dedication to provide 50-feet to the centerline;
- 2) either depiction of an existing compliant right-of-way along Sollie Road, or dedication to provide 50-feet to the centerline;
- 3) provision of the lot sizes in square feet and acres, adjusted for dedication;
- 4) full 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 a SUBDIVISION NAME. 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. C. Provide reference, on the map and the description, to a monumented corner. D. Provide and label the monument set or found at each subdivision corner. E. Provide a Vicinity map and add street names. F. Provide a written legal description and matching bearing and distance labels for the proposed subdivision.*

June 17, 2022

- G. Show and label all flood zones. New maps went into effect on June 5, 2020. H. Show and label the BFE (Base Flood Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo TRACT 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: TRACT 1 – 2,500 sf and TRACT 2 - NONE. L. Add a note 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. M. Add a note 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. N. 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. O. Add a note that all existing and 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. P. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Q. 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 prior to obtaining any signatures. No signatures are required on the drawing.);*
- 5) 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.);*
 - 6) 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.);*
 - 7) compliance with Fire 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) full compliance with all municipal codes and ordinances.*

SUB-002036-2022 DAVIS PILOT FAMILY SUBDIVISION

June 17, 2022

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: Marie York
Marie York, Principal Planner



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Jeff Brittain
Kimley-Horn and Associates, Inc.
11 N Water Street
Unit 10290
Mobile, Alabama 36602

Re: Southeast corner of Cottage Hill Road and Sollie Road

Council District 6

PUD-002040-2022 (Planned Unit Development)

Davis Pilot Family Subdivision

Planned Unit Development approval to allow a unique sign package and shared access between two building sites.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Planned Unit Development 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*), because it allows for new commercial developments to have shared access, therefore limiting curb cuts to streets;
- 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*), because it will allow increased connectivity between commercial sites;
- c. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets, and community facilities*), because all infrastructure is in place to serve the site.

The Approval is subject to the following conditions:

- 1) Removal of signs C, D, E and F, and provision for multi-tenant signage on the Sollie Road freestanding sign, as offered by the applicant and discussed at the meeting

PUD-002040-2022 DAVIS PILOT FAMILY PLANNED UNIT DEVELOPMENT

June 17, 2022

- (future signage as adjacent property in the PUD is developed will require a new application to the Planning Commission to amend the PUD sign package);*
- 2) either depiction of an existing compliant right-of-way along Cottage Hill Road, or dedication to provide 50-feet to the centerline;
 - 3) either depiction of an existing compliant right-of-way along Sollie Road, or dedication to provide 50-feet to the centerline;
 - 4) provision of the lot sizes in square feet and acres, adjusted for dedication;
 - 5) maintenance of a compliant residential buffer along the South property line;
 - 6) provision of a compliant photometric site plan at the time of permitting;
 - 7) full compliance with 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 (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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
 - 8) 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.);*
 - 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 [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.);*

PUD-002040-2022 DAVIS PILOT FAMILY PLANNED UNIT DEVELOPMENT

June 17, 2022

- 10) compliance with Fire 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**
- 11) full compliance with all municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

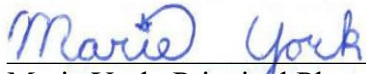
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Marie York, Principal Planner



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Jeff Brittain
Kimley-Horn and Associates, Inc.
11 N Water Street
Unit 10290
Mobile, Alabama 36602

Re: Southeast corner of Cottage Hill Road and Sollie Road
Council District 6
ZON-002035-2022 (Rezoning)
WaWa, Inc.
Rezoning from B-2, Neighborhood Business District and B-1, Buffer Business District, to B-2, Neighborhood Business District.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- a. the subdivision of land into building sites makes reclassification of the land necessary and desirable**

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$313.25. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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.

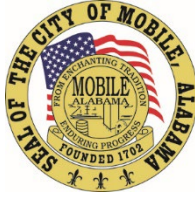
Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Marie York, Principal Planner



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

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Jeff Brittain
Kimley-Horn and Associates, Inc.
11 N Water Street
Unit 10290
Mobile, Alabama 36602

Re: Southeast corner of Cottage Hill Road and Sollie Road

Council District 6

SUB-SW-002037-2022 (Sidewalk Waiver)

WaWa, Inc.

Request to waive construction of a sidewalk along Sollie Road and Cottage Hill Road.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission denied the request for a waiver of construction of a sidewalk along Sollie Road and Cottage Hill Road

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:

Marie York, Principal Planner