



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2023

Justin Palmer
The Woodlands Group
22281 US 98 Highway
Fairhope, Alabama 36691

Re: East terminus of Leighton Place Drive
Council District 4
SUB-002328-2022 (Subdivision)
Leighton Place Subdivision, Phase II
Number of Lots / Acres: 17 Lots / 8.3± Acre
Engineer / Surveyor: The Woodlands Group Surveying Solutions

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

At its meeting on January 5, 2023, the Planning Commission considered the above referenced Subdivision application.

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

- 1) retention of the right-of-way width of Leighton Place Drive on the Final Plat;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the setback data labels on the individual lots, or the furnishing of a table on the Final Plat, providing the same information;
- 4) revision of the plat to indicate the 40% maximum site coverage per lot, either in the Site Data Table, or as a note on the Final Plat;
- 5) placement of a note on the Final Plat stating that the maintenance of Common Areas/Detention Areas is the responsibility of the property owners;
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
- 7) compliance with 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.*

SUB-002328-2022 LEIGHTON PLACE SUBDIVISION PHASE II

January 9, 2023

Revise the Subdivision Name. Is it “Leighton Place, Phase II” or “Leighton Place, Phase Two” or “Leighton Village”? The name should match all of the documents being reviewed and recorded for the proposed development - Subdivision Plat, Street Maintenance Request, Detention Maintenance Plan/Agreement, subdivision Covenants and Restrictions. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE or X (shaded) flood zone designation. BFE = 11. D. 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. E. Revise NOTE #11 from “AN EXISTING OR PROPOSED...” to “ALL EXISTING AND PROPOSED...”. F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. G. The subdivision street section (approx. 560') must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. The FINAL PLAT and ROW map will need to be revised and reviewed by the ENG Department staff prior to the request is submitted for the City Council agenda. H. 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. No signatures are required on the drawing.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 9) compliance with 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.);
- 10) compliance with the 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) submittal to and approval by Planning and Zoning of two copies of a revised PUD site plan (hard copy and .pdf) prior to 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, **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.

SUB-002328-2022 LEIGHTON PLACE SUBDIVISION PHASE II
January 9, 2023

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

January 9, 2023

Justin Palmer
The Woodlands Group
22281 US 98 Highway
Fairhope, Alabama 36691

Re: East terminus of Leighton Place Drive
Council District 4
PUD-002319-2022 (Planned Unit Development)
Leighton Village

Planned Unit Development to amend a previously approved Planned Unit Development to allow reduced front yard and side yard setbacks, and increased site coverage in an R-1, Single-Family Residential District.

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

At its meeting on January 5, 2023, 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 Creative design (to encourage innovative and diversified design in building form and site development), because it is the continuation of an existing development and accommodates existing wetlands;
- 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 the current site has land that is developable;
- 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 it is allowing the second phase of existing residential development; and
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public utilities.

The Approval is subject to the following conditions:

- 1) retention of the right-of-way width of Leighton Place Drive on the site plan;
- 2) retention of the lot size labels in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;

PUD-002319-2022 LEIGHTON VILLAGE

January 9, 2023

- 3) retention of the setback data labels on the individual lots, or the furnishing of a table on the site plan providing the same information;
- 4) retention of the note on the site plan stating that the maximum site coverage on all lots shall not exceed 40%;
- 5) retention of the note on the site plan stating that the maintenance of all Common Areas is the responsibility of the property owners and not the City of Mobile;
- 6) retention of the note on the site plan stating that no structure may be constructed or placed within any easement without permission of the easement holder;
- 7) revision of the site plan to indicate a City-standard public sidewalk along both sides of the proposed street within the right-of-way;
- 8) compliance with the Engineering comments: *(Retain NOTES #1 - #8, as shown on the LEIGHTON VILLAGE PUD PLAN drawing SHEET 1 of 1.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) compliance with 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.);*
- 11) compliance with the 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
- 12) submittal to and approval by Planning and Zoning of two copies of a revised PUD site plan (hard copy and .pdf) prior to signing of the Final Plat for the Subdivision; and
- 13) full compliance with all other 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.

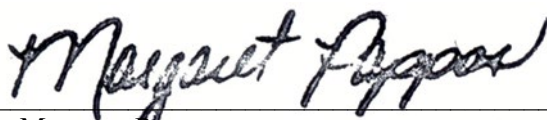
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning