



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2022

Brett Orrell
Polysurveying
5588 Jackson Road
Mobile, Alabama 36619

Re: 162 & 186 East Drive

(West side of East Drive, 130'± North of Sussex Drive extending to the East side of Center Drive).

Council District 6

SUB-001896-2021 (Subdivision)

Villas at Springhill Subdivision

Number of Lots / Acres: 23 Lots / 4.2± Acres

Engineer / Surveyor: Polysurveying Engineering-Land Surveying

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

At its meeting on January 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Commission Tentatively Approved the application, with waivers of Section V.D.2. and V.D.9. of the Subdivision Regulations, subject to the following:

- 1) verification of the right-of-way width of Center Drive and dedication of right-of-way sufficient to provide 25-feet from the centerline of Center Drive if currently less than 25-feet;**
- 2) retention of the lot and common area sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;**
- 3) placement of a note on the Final Plat stating that all lots are limited to a maximum site coverage of 50 percent;**
- 4) placement of a note on the Final Plat stating that the site is limited to one curb cut to East Drive for the proposed street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating that Lots 10 through 14 are denied direct access to Center Drive;**

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- 6) placement of a note on the Final Plat stating that all lots and the Common Areas are limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that the Common Areas are denied direct access to East Drive;
- 8) retention of the minimum building setback line along all street frontages on the Final Plat;
- 9) removal of all existing structures on the site after obtaining all necessary demolition permits prior to signing the Final Plat;
- 10) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, without the permission of the easement holder;
- 11) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 12) placement of a note on the Final Plat stating that the development is limited to 23 detached, single-family residences;
- 13) placement of a note on the Final Plat stating that each residence shall be constructed of brick, with an enclosed, attached garage;
- 14) placement of a note on the Final Plat stating that each structure or building sought to be erected shall comply with the building laws of the City of Mobile;
- 15) placement of a note on the Final Plat stating that the 50' hammerhead right-of-way shall not be connected to the North
- 16) placement of a note on the Final Plat stating that no additional stormwater runoff is to go to Center Drive;
- 17) 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. Provide and label the monument set or found at each subdivision corner. C. Label the proposed roadway with a name(s). D. Label the proposed ROW as either PRIVATE or PUBLIC. E. Label the 10' drainage easement along the south property line as "PRIVATE". F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) The subdivision 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: 6,000 sf. H. Add a note to the SUBDIVISION PLAT stating 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. I. Add a note to the Plat stating 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. J. 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. K. Add a note

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to the plat stating that all 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 18) 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.);**
- 19) 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.);**
- 20) 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**
- 21) submittal to and approval by Planning and Zoning of a revised PUD site plan, prior to signing the Final Plat.**

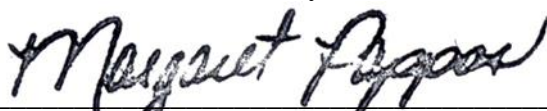
If you have any questions regarding this action, please call this office at 251-208-5895.

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

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Brett Orrell
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Re: 162 & 186 East Drive
(West side of East Drive, 130'± North of Sussex Drive extending to the East side of Center Drive).
Council District 6
PUD-001895-2021 (Planned Unit Development)
Villas at Springhill Subdivision
Planned Unit Development Approval to allow reduced front, side, and rear yard setbacks, reduced lot sizes and increased site coverage for a proposed subdivision.

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

At its meeting on January 6, 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 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 of utilizing infill development practices;**
- b. **the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because no new public infrastructure must be constructed to develop the site as planned.**

The Approval is subject to the following conditions:

- 1) **verification of the right-of-way width of Center Drive and dedication of right-of-way sufficient to provide 25' from the centerline of Center Drive if currently less than 25';**
- 2) **retention of the lot and common area sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;**

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- 3) placement of a note on the site plan stating that all lots are limited to a maximum site coverage of 50%;
- 4) placement of a note on the site plan stating that the site is limited to one curb cut to East Drive for the proposed street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the site plan stating that Lots 10 through 14 are denied direct access to Center Drive;
- 6) placement of a note on the site plan stating that all lots and the Common Areas are limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the site plan stating that the Common Areas are denied direct access to East Drive;
- 8) retention of the minimum building setback line along all street frontages on the site plan;
- 9) removal of all existing structures on the site after obtaining all necessary demolition permits prior to signing the site plan;
- 10) placement of a note on the site plan stating that no structure may be constructed or placed within any easement, without the permission of the easement holder;
- 11) placement of a note on the site plan stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that the development is limited to 23 detached, single-family residences;
- 13) placement of a note on the site plan stating that each residence shall be constructed of brick, with an enclosed, attached garage;
- 14) placement of a note on the site plan stating that each structure or building sought to be erected shall comply with the building laws of the City of Mobile;
- 15) placement of a note on the site plan stating that the 50' hammerhead right-of-way shall not be connected to the North;
- 16) revision of the site plan to provide a public sidewalk along all street frontages, or the approval of a Sidewalk Waiver;
- 17) placement of a note on the site plan stating that no additional stormwater runoff is to go to Center Drive;
- 18) compliance with the Engineering comments: *(1. Provide a PUD Site Plan that shows the entire PUD development including roads, detention areas, common areas, easement, etc. The only thing submitted was for LOT 20. 2. Label the proposed roadways with names and list as Private or Public. 3. 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*

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- 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 provided in the subdivision detention design. e. The 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.);*
- 19) *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.);*
 - 20) *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.);*
 - 21) *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*
 - 22) *submittal to and approval by Planning and Zoning of a revised PUD 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.

PUD-001895 -2021 VILLAS AT SPRINGHILL SUBDIVISION
January 11, 2022

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

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By: 

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Deputy Director of Planning and Zoning