



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 27, 2020

HED Properties, Inc.
Harry Dodich
34182 Farrington Lane
Spanish Fort, AL 36527

Re: 5001 & 5009 Cottage Hill Road
(Southwest corner of Cottage Hill Road and North Demetropolis Road).
Council District 4
SUB-001168-2019 (Subdivision)
Cottage Square Subdivision
Number of Lots / Acres: 2 Lots / 1.0± Acre

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

At its meeting on January 23 2020, the Planning Commission considered the above referenced subdivision.

The application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the dedication to provide 50' from the centerline of Cottage Hill Road on the Final Plat;
- 2) revision of the plat to indicate that the radius curve dedication is at least 25' at the intersection of Cottage Hill Road and Demetropolis Road North;
- 3) revision of the plat to illustrate a minimum building setback line of at least 25' along all street frontages as measured from any required frontage dedication;
- 4) retention of the lot size labels, revised for any dedication, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) 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. Check the south line of proposed LOT 2. It appears that there may need to be an additional bearing and distance to the existing monument shown to be located on that*

- line. C. Provide the Surveyor's Certificate and Signature. D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Land Disturbance Permit application. F. Add a note 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments (Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
 - 7) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];
 - 8) 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).];
 - 9) submittal to and approval by Planning and Zoning of three (3) copies of a revised PUD site plan prior to signing the Final Plat; and
 - 10) completion of the Rezoning process prior to signing the Final Plat.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page 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.

Cottage Square Subdivision SUB-001168-2019
January 27, 2020

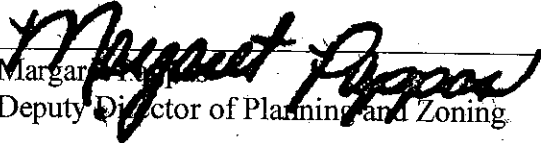
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Smith, Clark & Associates



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MOBILE CITY PLANNING COMMISSION

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January 27, 2020

HED Properties, Inc.
Harry Dodich
34182 Farrington Lane
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Re: 5001 & 5009 Cottage Hill Road

(Southwest corner of Cottage Hill Road and North Demetropolis Road).
Council District 4

PUD-001170-2019 (Planned Unit Development)

Cottage Square Subdivision

Planned Unit Development to allow shared parking between two lots.

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

At its meeting on January 23, 2020, the Planning Commission considered the above referenced Planned Unit Development.

After discussion, The Planning Commission determined the following Findings of Facts 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 allows for traffic flow between multiple building sites;
- 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 a portion of the over-all site will be re-purposed with access to the existing developed portion;
- d) e) 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 infrastructure.

The approval is subject to the following conditions:

- 1) revision of the parking calculations for the retail building on Lot 2 to require 10 parking spaces instead of the 9 listed;

January 27, 2020

- 2) revision of the site plan to illustrate and specify how access behind the existing building on Lot 2 will be closed to the shopping center, and to also indicate the delineation between the landscaped area on the West side and the asphalt area to the rear;
- 3) revision of the site plan to provide a City-compliant public sidewalk within all street frontage rights-of-way;
- 4) full compliance with tree plantings and landscape area for Lot 1, to include coordination with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings;
- 5) revision of the site plan to illustrate a minimum building setback line of at least 25' along all street frontages as measured from any required frontage dedication;
- 6) retention of the lot size labels on the site plan, or the furnishing of a table on the site plan providing the same information;
- 7) compliance with the Engineering comments: (1. Revise PUD NOTE #1 – Delete “ANY INCREASE IN IMPERVIOUS AREA IN EXCESS OF 4,000 SQUARE FEET WILL REQUIRE DETENTION.” 2. Retain CITY COMPLIANCE NOTES #2 - #6, as shown on the COTTAGE SQUARE PUD drawing C1.);
- 8) placement of a note on the site plan stating the Traffic Engineering comments: (Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All 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 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];

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

cc: Asarisi & Associates



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HED Properties, Inc.
Harry Dodich
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Re: 5001 & 5009 Cottage Hill Road

(Southwest corner of Cottage Hill Road and North Demetropolis Road).
Council District 4

ZON-001169-2019 (Rezoning)

HED Properties, LLC

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

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

At its meeting on January 23, 2020 the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to City Council. In recommending the application for B-2, Neighborhood Business for approval to the City Council, the Commission found that the subdivision of land into building sites made the reclassification of the land necessary and desirable, and is subject to the following conditions:

- 1) correction of the legal description to be the current legal description and not that of the proposed Subdivision after recording;
- 2) completion of the Subdivision process; and
- 3) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$308.28. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

HED Properties LLC ZON-001169-2019
January 27, 2019

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

cc: Asarisi & Associates