



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Carah Hall
McCrory & Williams, Inc.
3207 International Drive
Unit G
Mobile, Alabama 36606

Re: South side of Dauphin Street, 520'± East of Sage Avenue, extending to the East side of Sage Avenue, 905'± South of Dauphin Street, and extending to the West termini of Exter Drive and Sherwood Drive South.

Council District 1

SUB-002201-2022 (Subdivision)

SRV KO Subdivision

Number of Lots / Acres: 2 Lots / 26.6± Acres

Engineer / Surveyor: McCrory & Williams, Inc.

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

At its meeting on October 6, 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) revision of the Final Plat to show the existing right-of-way along Dauphin Street;**
- 2) retention of the existing right-of-way width for South Sage Avenue;**
- 3) completion of the vacation process for any right-of-way to be included in the property, prior to the signing of the Final Plat;**
- 4) retention of the lot sizes in square feet and acres;**
- 5) placement of a note stating that no structures are allowed in any easement without the easement holder's permission;**
- 6) either revision of the depicted 5-foot buffer adjacent to residential property be revised to 10-feet or removed from the plat;**
- 7) depiction of the 25-foot front setback along all street frontages;**
- 8) placement of a note on the Final Plat prohibiting Lot 1 from direct access to both Exter Drive and South Sherwood Drive;**

- 9) placement of a note on the Final Plat prohibiting Lot 2 from direct access to both Hilburn Drive;
- 10) 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 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. Add a note to the SUBDIVISION PLAT stating that LOT 1 and LOT 2 must provide stormwater detention for the 100-year (post-development) frequency storm event and limit the release rate to the 2-year (predevelopment) frequency storm event. C. 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. D. 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. E. 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. F. 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. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. 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 prior to obtaining any signatures. No signatures are required on the drawing.);
- 11) placement of a note on the Final Plat stating Traffic Engineering comments: (A traffic impact study (TIS) has been submitted and reviewed for this site. The study accounted for this proposed housing development in addition to the AltaPointe site that is located at the corner of Dauphin and Sage with shared access via the new private road. No off-site improvements were recommended or are required with the development of the site as proposed. Traffic Engineering reserves the right to require additional traffic impact studies as additional property within this overall site is proposed for development that could have an adverse impact on the adjacent street network. The development is intended to be gated per the narrative, but the gates were not illustrated on the Sage Avenue entrance. There could also be an internal issue with right-of-way at this entrance where five access points all converge. The design of the garage areas may encourage excess parking on the garage exteriors. As illustrated on the PUD they do not appear to be pedestrian friendly areas with such wide-open asphalt. The sidewalk through the site is very segmented and not a continuous path. [The following should be recommended as a note on the PUD and/or SUB plat] Development is limited to driveways as shown on the approved PUD plan with 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. Traffic impact studies have been previously prepared for this site. Additional future development which significantly increases trips

SUB-002201-2022 SRV KO SUBDIVISION

October 11, 2022

per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements.);

- 12) 12)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.);*
- 13) 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*
- 14) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), 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, 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

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Council District 1

PUD-002200-2022 (Planned Unit Development)

SRV KO Subdivision

Planned Unit Development approval to allow multiple buildings on a single building site, and shared access between multiple building sites on a private street.

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

At its meeting on October 6, 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 Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow a new development to be accessed by an existing private street, thus reducing the need for access from multiple public streets;
- 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 it will allow a new multi-family development with multiple structures on a single building site;
- 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 will result in in-fill development in an existing developed area of the city;
- d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because the site will

October 11, 2022

- comply with tree planting and landscape area requirements while preserving existing trees;
- e. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because services already exist in the area.

The Approval is subject to the following conditions:

- 1) revision of the site plan to show the existing right-of-way along Dauphin Street;
- 2) retention of the existing right-of-way width for South Sage Avenue;
- 3) retention of the lot sizes in square feet and acres;
- 4) placement of a note stating that no structures are allowed in any easement without the easement holder's permission;
- 5) revision of the depicted 5-foot buffer adjacent to residential property be revised to 10-feet;
- 6) depiction of the 25-foot front setback along all street frontages;
- 7) placement of a note on the site plan prohibiting Lot 1 from direct access to both Exter Drive and South Sherwood Drive;
- 8) placement of a note on the Final Plat prohibiting Lot 2 from direct access to both Hilburn Drive;
- 9) placement of a note on the site plan stating the wooden privacy fence abutting residential property will be a minimum of six-feet tall, not to exceed three-feet within the 25-foot setback along South Sage Avenue;
- 10) placement of a note on the site plan providing the maximum structure height proposed, not to exceed 45-feet unless compliant with Section 64-4.C.2. of the Zoning Ordinance;
- 11) provision of a compliant photometric site plan at the time of permitting;
- 12) revision of the site plan to depict the gate locations, state that they are electronically operated, and provide a minimum of one (1) queuing space (9-feet x 20-feet), while complying with Fire Department access requirements;
- 13) revision of the site plan to depict all existing trees to remain on site, labeled with their size and species;
- 14) placement of a note on the site plan stating the development will fully comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 15) 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 (251-208-6070) 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.);

- 16) placement of a note on the site plan stating Traffic Engineering comments: (A traffic impact study (TIS) has been submitted and reviewed for this site. The study accounted for this proposed housing development in addition to the AltaPointe site that is located at the corner of Dauphin and Sage with shared access via the new private road. No off-site improvements were recommended or are required with the development of the site as proposed. Traffic Engineering reserves the right to require additional traffic impact studies as additional property within this overall site is proposed for development that could have an adverse impact on the adjacent street network. The development is intended to be gated per the narrative, but the gates were not illustrated on the Sage Avenue entrance. There could also be an internal issue with right-of-way at this entrance where five access points all converge. The design of the garage areas may encourage excess parking on the garage exteriors. As illustrated on the PUD they do not appear to be pedestrian friendly areas with such wide-open asphalt. The sidewalk through the site is very segmented and not a continuous path. [The following should be recommended as a note on the PUD and/or SUB plat] Development is limited to driveways as shown on the approved PUD plan with 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. Traffic impact studies have been previously prepared for this site. Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements.);*
- 17) 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.);*
- 18) 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*

PUD-002200-2022 SRV KO SUBDIVISION

October 11, 2022

- 19) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), 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.

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:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning



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Council District 1

ZON-002202-2022 (Rezoning)

SRV Housing Partners, LLC (McCrory & Williams, Inc., Agent)

Rezoning from LB-2, Limited Neighborhood Business District, and R-3, Multi-Family Residential District, to R-3, Multi-Family Residential District.

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

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

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

- 1) the subdivision of land into building sites makes reclassification of the land necessary and desirable

The rezoning should be 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 based on the current legal description is \$388.50. 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.

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