



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Anchor Engineering Associates, Inc.
50 Florida Street
Mobile, AL 36607

Re: Northeast corner of Schillinger Road South and Hitt Road.
Council District 6
SUB-001649-2021 (Subdivision)
Brewer Center Subdivision, Resubdivision of Lot 3
Number of Lots / Acres: 3 Lots / 12.8± Acres
Engineer / Surveyor: Anchor Engineering Associates, Inc.

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

At its meeting on July 15, 2021, the Planning Commission considered the above referenced Subdivision.

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;**
- 2) retention and labeling of the 25' minimum building setback along all public rights-of-way;**
- 3) placement of a note on the Final Plat stating that no structures are allowed in any easements, without the approval of the easement holder;**
- 4) placement of a note on the Final Plat stating that maintenance of the common areas is for the property owners and not the City of Mobile;**
- 5) 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. Provide and label the monument set or found at each subdivision corner. C. Provide a vicinity map. D. Provide a legal description for the subdivision boundary. E. Revise NOTE 1 referencing the FEMA flood maps to the current maps -June 5, 2020. F. Provide the contact information for the surveyor, as required. G. Label the***

July 19, 2021

COMMON AREA as "COMMON AREA – DETENTION". H. Show and label each and every proposed DRAINAGE EASEMENT as "PRIVATE", or provide a note that states that the proposed drainage easements are PRIVATE and will not be maintained by the City of Mobile. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's and Owner's (notarized) signatures. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 17 - #79) LOTS 3A, 3B, and 3C 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: LOT 3A – 20,000 sf, LOT 3B – 9,000 sf, and LOT 3C – 7,000 sf. 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. R. 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.)

- 6) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all amount the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. The development still lacks the internal circulation that the overall site may provide with development on Lot 3A. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. The proposed site shifts a shared driveway on Schillinger Road north from its previously approved driveway and adds a right-in/right-out driveway as well. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA*

SUB-001649-2021 Brewer Center Subdivision, Resub of Lot 3
July 19, 2021

handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 7) **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.);*
- 8) **compliance with Fire 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.);*
- 9) **submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and**
- 10) **full compliance with all municipal codes and ordinances.**

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.

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

July 19, 2021

Anchor Engineering Associate, Inc.
50 N. Florida Street
Mobile, AL 36607

Re: Northeast corner of Schillinger Road South and Hitt Road.

Council District 6

PUD-001648-2021 (Planned Unit Development)

Brewer Center Subdivision, Resubdivision of Lot 3

Planned Unit Development approval to amend a previously approved Planned Unit development to allow shared access between multiple building sites.

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

At its meeting on July 15, 2021, the Planning Commission considered the above reference Planned Unit Development.

The Commission found the following Findings of Fact for Approval for the Planned Unit Development:

- 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 further development of an existing PUD;
- 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 greater connectivity between building sites;
- 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 allow further development of an existing PUD;
- d. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because the area is already served by public services.

The approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;

July 19, 2021

- 3) placement of a note on the site plan stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) Placement of a note on the site plan stating that the maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
- 5) Placement of a note on the site plan stating that Planned Unit Developments are site plan specific, and as such, any changes to the alter access to the Common Area Access Easement or any substantial changes to an individual lot will require that particular lot to submit an Administrative PUD;
- 6) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 7) compliance with Engineering comments: (1. Update the Vicinity Map to show adjacent streets, etc. 2. Label the COMMON AREA as "COMMON AREA – DETENTION" 3. Check and update the GENERAL NOTE #3 to include LOTS 3A, 3B, and 3C. It references LOT 3 which is being removed from the PUD. 4. Update GENERAL NOTE #5. The Common Area shown (proposed detention area adjacent to LOT 3A) will not receive access to Hitt Rd. 5. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN – "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." 6. Retain ENGINEERING NOTES #1 - #5, as shown on the PUD EXHIBIT W/ UTILITIES drawing SHEET PUD-1.);
- 8) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all amount the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. The development still lacks the internal circulation that the overall site may provide with development on Lot 3A. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. The proposed site shifts a shared driveway on Schillinger Road north from its previously approved driveway and adds a right-in/right-out driveway as well. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. 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*

PUD-001648-2021 Brewer Center Subdivision Resub of Lot 3
July 19, 2021

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 Fire 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.);**
- 11) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and**
- 12) 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: _____



Margaret Pappas

Deputy Director of Planning and Zoning