

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 6, 2021****DEVELOPMENT NAME**

Longleaf Gates Subdivision, Phase Two

SUBDIVISION NAME

Longleaf Gates Subdivision, Phase Two

LOCATION6050 & 6086 White bark Drive
(North side of Girby Road, 125'± East of Bristlecone Drive
[private street], extending to the East terminus of Whitebark
Drive).**CITY COUNCIL
DISTRICT**

District 6

AREA OF PROPERTY

42 Lots / 42.2± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow a private
street subdivision.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

REMARKS

The applicant is requesting a one-year extension of approval for a Subdivision and Planned Unit Development to allow a private street subdivision. The initial Subdivision and PUD applications were approved at the May 16, 2019 meeting of the Planning Commission, with an extension granted on May 7, 2020. This is the second extension request.

The applicant states:

According to my records, Longleaf Gates, Phase Two PUD extension was approved by the City of Mobile Planning Commission on May 7, 2020. We would like to request on behalf of the developer, D.R. Horton, Inc, a 1 year extension of the preliminary plat approval. The developer's plans to begin construction are somewhat based on the absorption rate of the lots in the other recorded phases. They hope to begin construction within the next year.

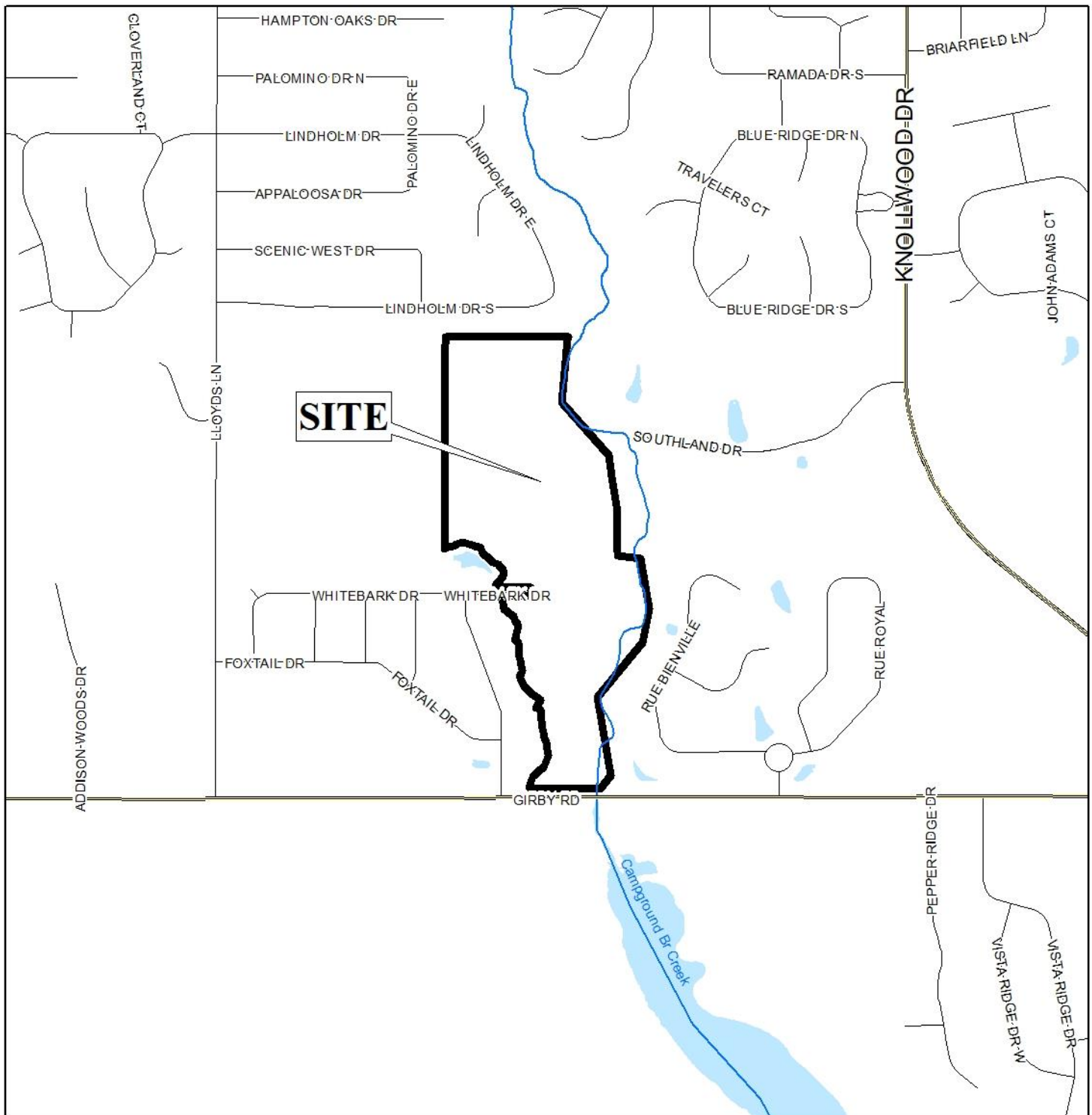
There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

Due to the current economic situation as a result of the COVID-19 pandemic, it would seem reasonable to grant a 1-year extension.

RECOMMENDATION

Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision and Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 3 DATE May 6, 2021

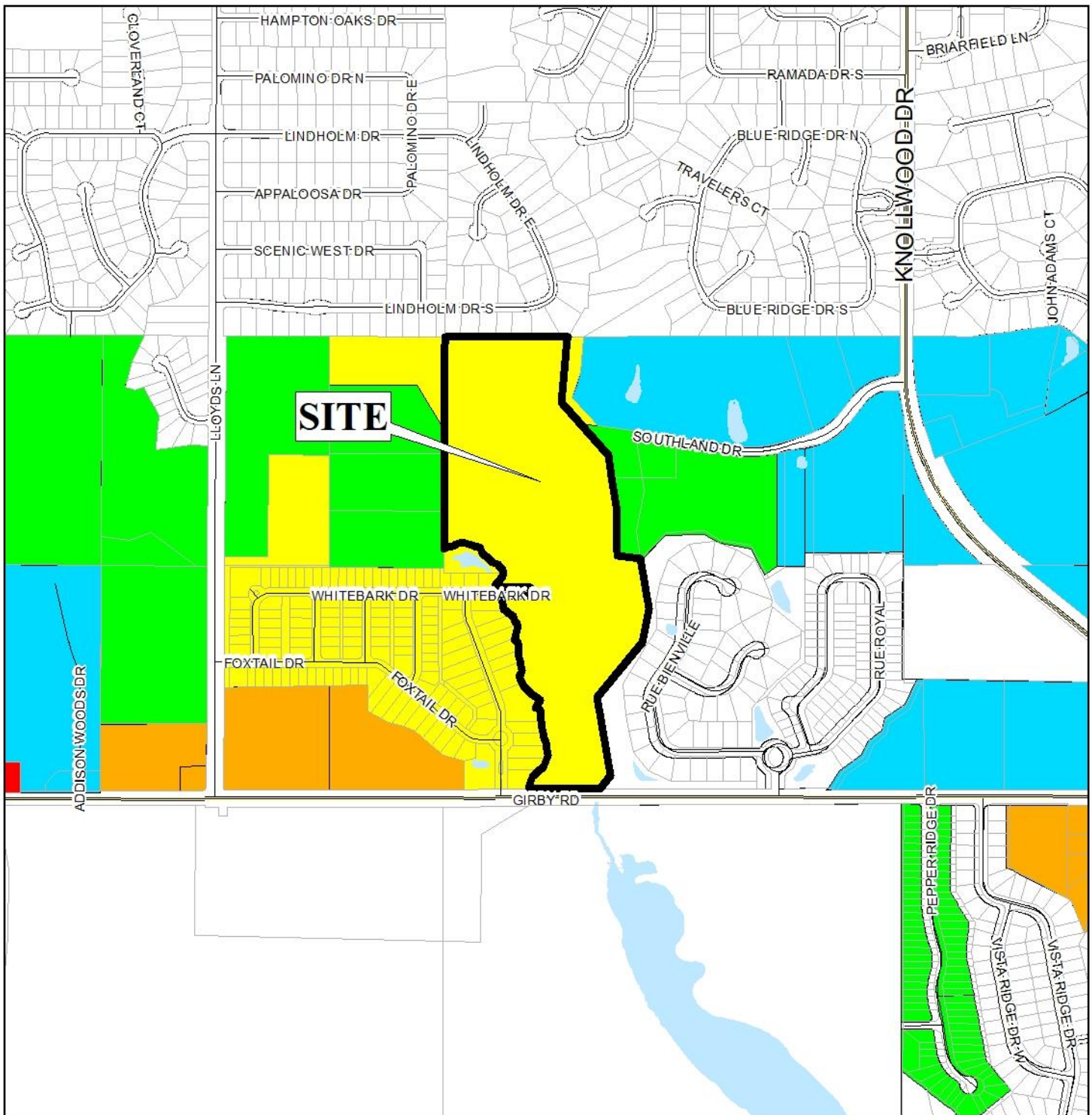
APPLICANT Longleaf Gates Subdivision, Phase Two

REQUEST Subdivision, PUD



NTS

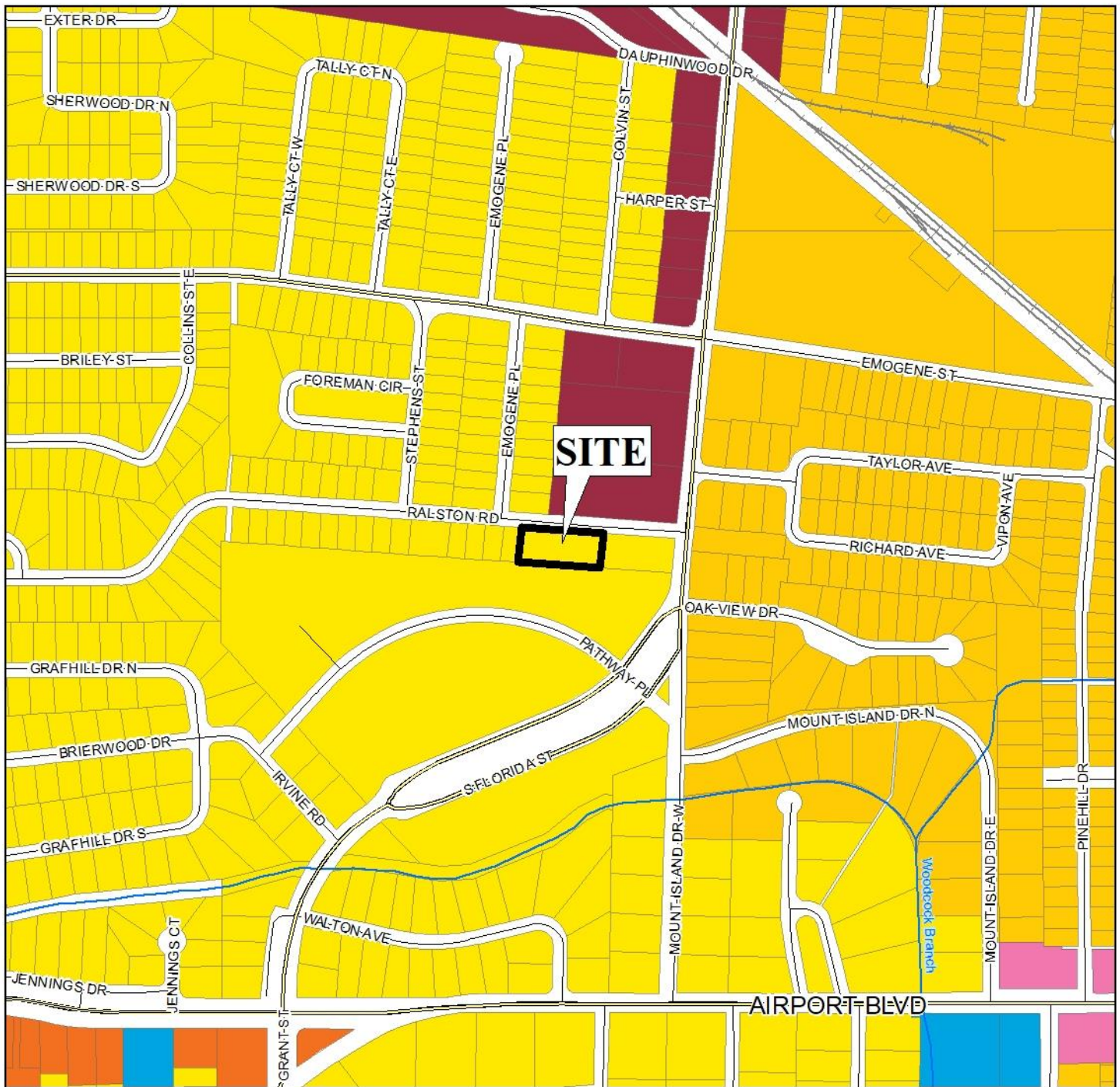
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE May 6, 2021
 APPLICANT Longleaf Gates Subdivision, Phase Two
 REQUEST Subdivision, PUD



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE May 6, 2021

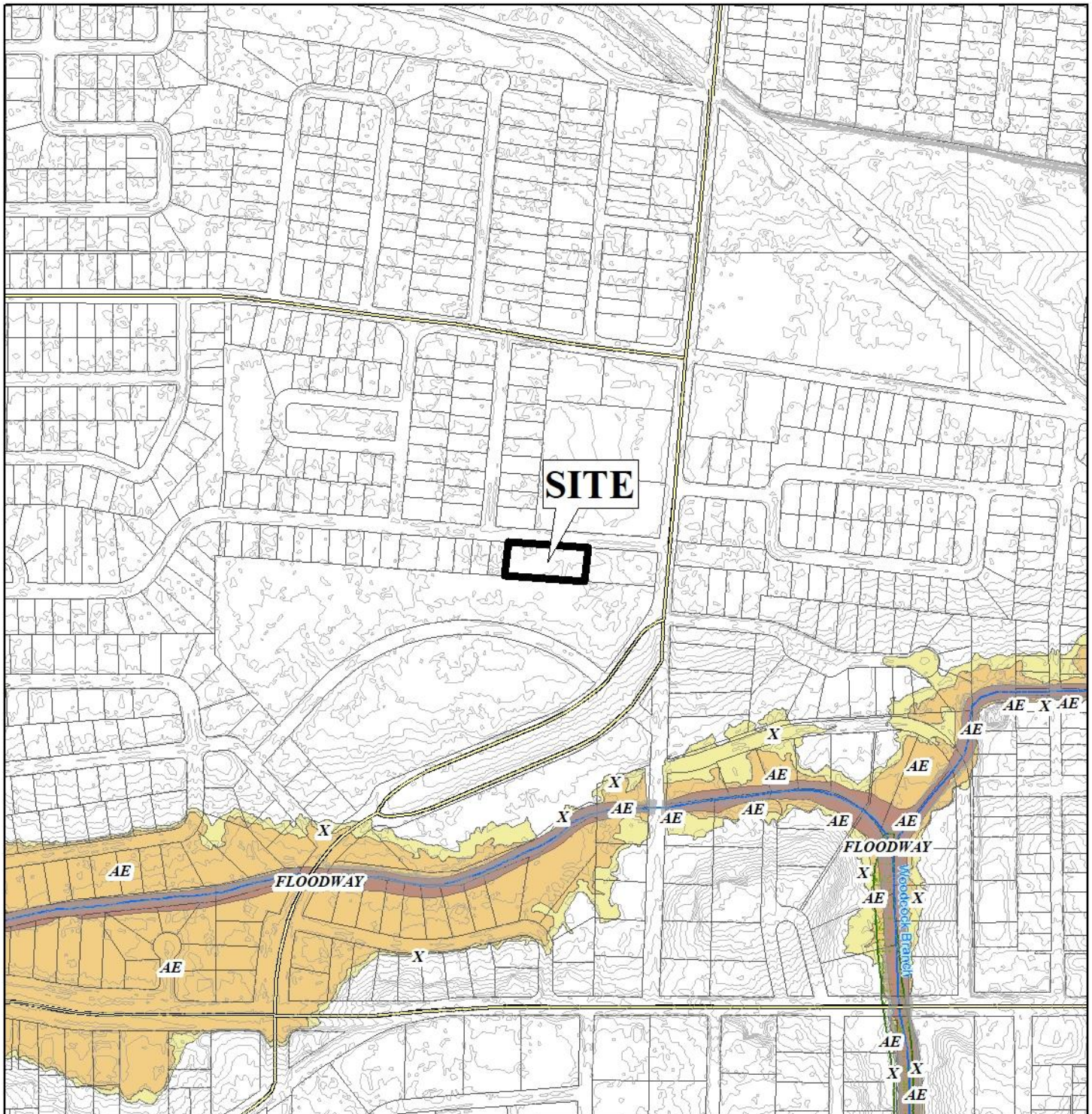
APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



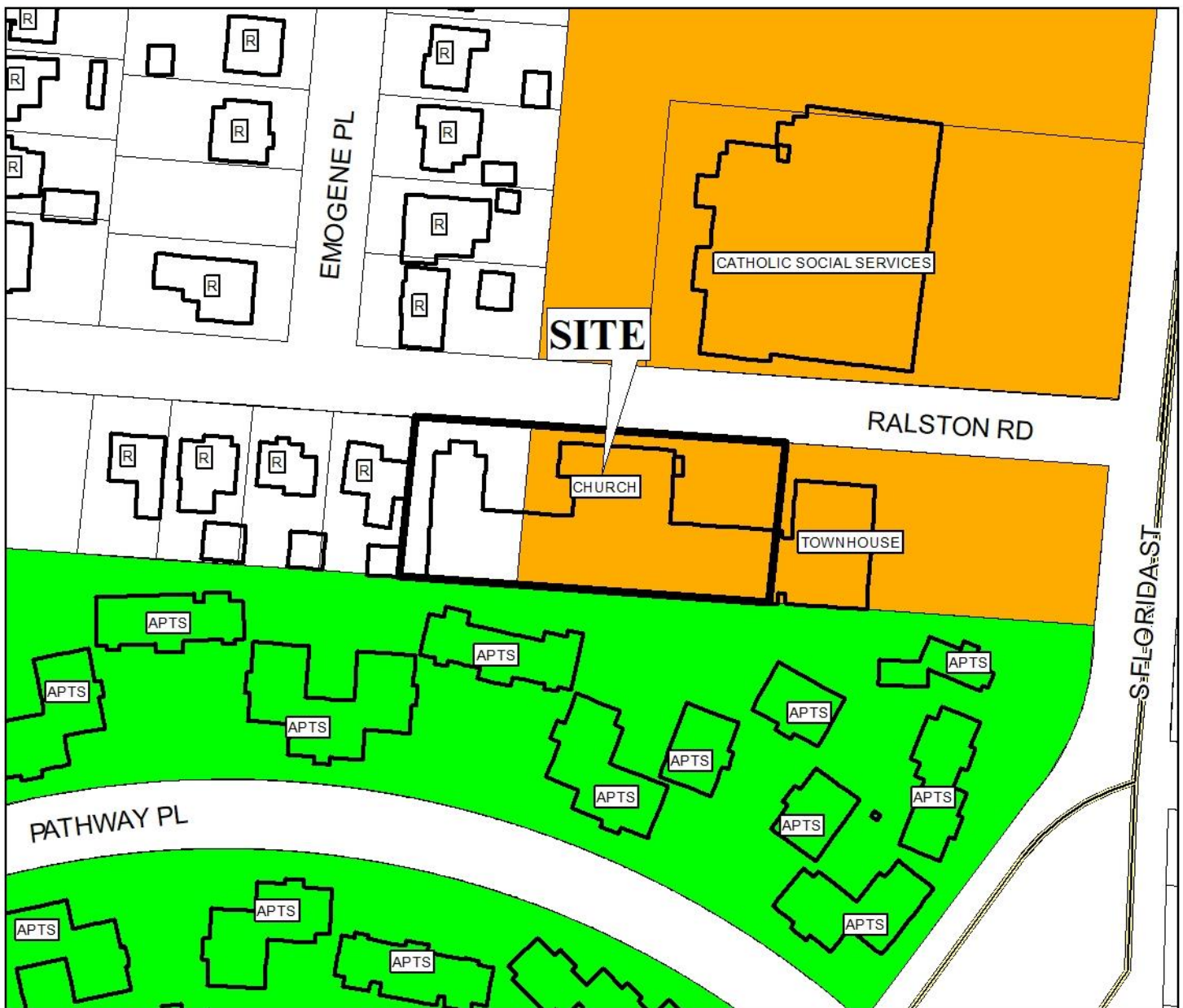
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE May 6, 2021
APPLICANT St. John's Deliverance Temple
REQUEST Planned Unit Development, Rezoning from R-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by apartments, single family residential units, and commercial units.

APPLICATION NUMBER 2 DATE May 6, 2021

APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by apartments, single family residential units, and commercial units.

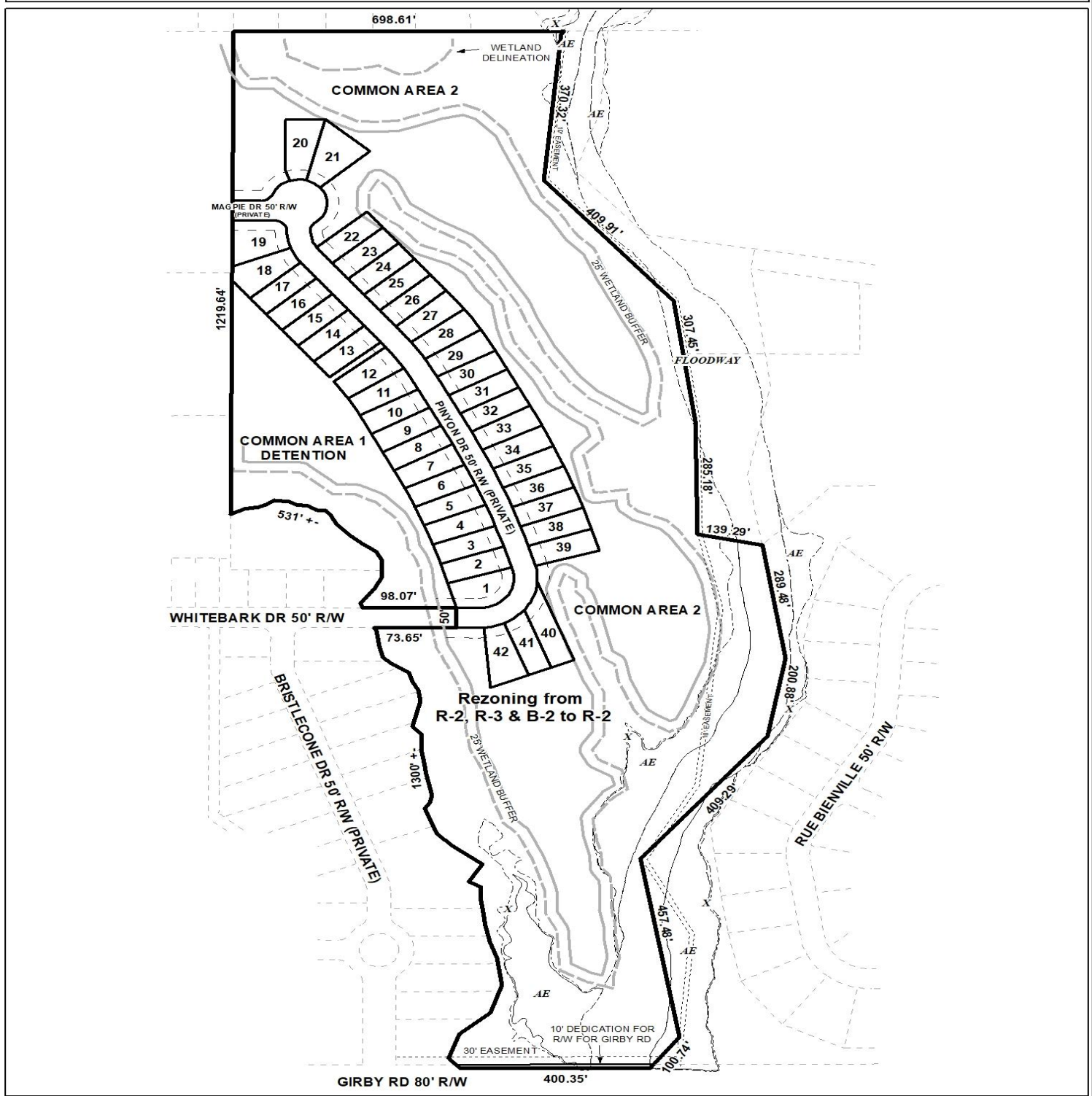
APPLICATION NUMBER 2 DATE May 6, 2021

APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2



SITE PLAN

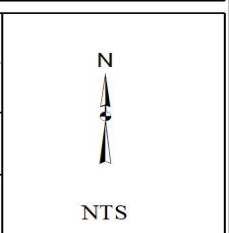


The site plan illustrates proposed lots, setbacks, easements and wetland buffer.

APPLICATION NUMBER 3 DATE May 6, 2021

APPLICANT	Longleaf Gates Subdivision, Phase Two
-----------	---------------------------------------

REQUEST	Subdivision, PUD
---------	------------------



NTS

