

**SUBDIVISION &  
PLANNED UNIT DEVELOPMENT  
STAFF REPORT**

**Date: January 5, 2023**

**DEVELOPMENT NAME** Leighton Village

**SUBDIVISION NAME** Leighton Place Subdivision, Phase II

**LOCATION** East terminus of Leighton Place Drive.

**CITY COUNCIL  
DISTRICT** District 4

**AREA OF PROPERTY** 17 Lots / 8.3 ± Acres

**CONTEMPLATED USE** Subdivision approval to create 17 legal lots of record, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front yard and side yard setbacks, and increased site coverage in an R-1, Single-Family Residential District.

**TIME SCHEDULE  
FOR DEVELOPMENT** Development is under way. Final Plat is soon to be recorded.

**ENGINEERING  
COMMENTS**

**Subdivision:** 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. Revise the Subdivision Name. Is it “Leighton Place, Phase II” or “Leighton Place, Phase Two” or “Leighton Village”? The name should match all of the documents being reviewed and recorded for the proposed development - Subdivision Plat, Street Maintenance Request, Detention Maintenance Plan/Agreement, subdivision Covenants and Restrictions.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE or X (shaded) flood zone designation. BFE = 11.
- D. 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.
- E. Revise NOTE #11 from “AN EXISTING OR PROPOSED...” to “ALL EXISTING AND PROPOSED...”.

- F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- G. The subdivision street section (approx. 560') must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. The FINAL PLAT and ROW map will need to be revised and reviewed by the ENG Department staff prior to the request is submitted for the City Council agenda.
- 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](mailto:land.disturbance@cityofmobile.org). No signatures are required on the drawing.

**Planned Unit Development:** Retain NOTES #1 - #8, as shown on the LEIGHTON VILLAGE PUD PLAN drawing SHEET 1 of 1.

### **TRAFFIC ENGINEERING**

#### **COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

### **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.

### **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.

### **REMARKS**

The applicant is requesting Subdivision approval to create 17 legal lots of record from two (2) exiting metes-and-bounds parcels, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front yard and side yard setbacks, and increased site coverage in an R-1, Single-Family Residential District. The site is located in Council District 4, and according to the applicant is served by public water and sanitary sewer.

The subject site has had several approvals for subdivisions and PUD's in the past. The most recent subdivision approval was in September, 2019 for Leighton Village Subdivision, proposed as 30 lots and 12.8± acres. An accompanying PUD to allow reduced front and side yard setbacks was also approved at that meeting. The PUD expired, but the subdivision was granted two

extensions on the approval, the last being at the Commission's September 2, 2021 meeting. That approval was conditioned upon the applicant obtaining approval for a new PUD to allow reduced front and side yard setbacks prior to signing the Final Plat, and that PUD was approved at the Commission's October 7, 2021 meeting. However, the subdivision expired, and the PUD subsequently expired. The applicant now desires to revise the subdivision to 17 lots instead of the 30 lots as in the 2019 subdivision, and the PUD will be similar to the 2021 PUD, however, the reduced side yard setbacks are reversed. The subdivision is not proposed to be a private street subdivision as in some of the earlier applications.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The preliminary plat indicates that Leighton Place Drive will be extended approximately 555 feet past its current East terminus, with nine (9) lots along its North side and eight (8) lots along its South side. The street will be curbed and guttered with a compliant 50-foot right-of-way, terminating at the East end with a compliant 60-foot diameter cul-de-sac. The right-of-way width of Leighton Place Drive should be retained on the Final Plat, if approved. The plat indicates a Future Development with 13 lots extending to the East of the proposed subdivision.

All proposed lots meet the minimum size requirements of the Subdivision Regulations, and the lots size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information. As in the 2021 approval, the lots are proposed to have a 20-foot minimum building setback line along the street frontage, with five (5)-foot and ten (10)-foot side yard setbacks (15 feet combined), and ten (10)-foot rear setbacks. The setback data should be retained on the Final Plat, if approved. Not indicated on the preliminary plat is the proposed maximum site coverage per lot of 40%, as indicated on the PUD site plan. Therefore, the plat should be revised to indicate the 40% maximum site coverage per lot, either in the Site Data Table, or as a note on the Final Plat, if approved.

The preliminary plat indicates several Common Areas/Detention Areas. A note should be required on the Final Plat stating that the maintenance of Common Areas/Detention Areas is the responsibility of the property owners. Also indicated on the preliminary plat are numerous drainage and utility easements. Therefore, a note should be required on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

PUD review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and, that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and, to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) 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 re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient

site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

It is very important to note that the PUD review is site plan specific; therefore, any future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant states the following concerning the PUD application:

***Request: PUD Amendment / Planning Approval***

*Increased site coverage: 40% requested*

*Reduced Front and Side setbacks:*

*Front: 20 feet*

*Side: 5 feet and 10 feet, total of 15 feet.*

Again, other than reversing the side yard setbacks, the site plan submitted is almost a copy of the preliminary plat and site plan approved with the October, 2021 PUD. The right-of-way width of Leighton Place Drive should be retained on the site plan. The lot size labels in both square feet and acres should be retained on the site plan, or a table should be furnished on the site plan providing the same information. The lots are labeled with the proposed setback data and this should be retained on the site plan, or a table should be furnished on the site plan providing the same information. The note on the site plan stating that the maximum site coverage on all lots shall not exceed 40% should be retained on the site plan.

The note on the site plan stating that the maintenance of all Common Areas is the responsibility of the property owners and not the City of Mobile should be retained on the site plan. The note on the site plan stating that no structure may be constructed or placed within any easement without permission of the easement holder should be retained. The site plan should be revised to indicate a City-standard public sidewalk along both sides of the proposed street within the right-of-way.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way width of Leighton Place Drive on the Final Plat;
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the setback data labels on the individual lots, or the furnishing of a table on the Final Plat, providing the same information;
- 4) revision of the plat to indicate the 40% maximum site coverage per lot, either in the Site Data Table, or as a note on the Final Plat;

- 5) placement of a note on the Final Plat stating that the maintenance of Common Areas/Detention Areas is the responsibility of the property owners;
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
- 7) 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. Revise the Subdivision Name. Is it "Leighton Place, Phase II" or "Leighton Place, Phase Two" or "Leighton Village"? The name should match all of the documents being reviewed and recorded for the proposed development - Subdivision Plat, Street Maintenance Request, Detention Maintenance Plan/Agreement, subdivision Covenants and Restrictions. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE or X (shaded) flood zone designation. BFE = 11. D. 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. E. Revise NOTE #11 from "AN EXISTING OR PROPOSED..." to "ALL EXISTING AND PROPOSED...". F. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. G. The subdivision street section (approx. 560') must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. The FINAL PLAT and ROW map will need to be revised and reviewed by the ENG Department staff prior to the request is submitted for the City Council agenda. 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](mailto:land.disturbance@cityofmobile.org). No signatures are required on the drawing.*);
- 8) 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.*);
- 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 [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.*);
- 10) 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). 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
- 11) submittal to and approval by Planning and Zoning of two copies of a revised PUD site plan (hard copy and .pdf) prior to signing of the Final Plat.

**Planned Unit Development:** Staff recommends 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 is the continuation of an existing development and accommodates existing wetlands;
- 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 the current site has land that is developable;
- 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 is allowing the second phase of existing residential development; and
- d. 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 utilities.

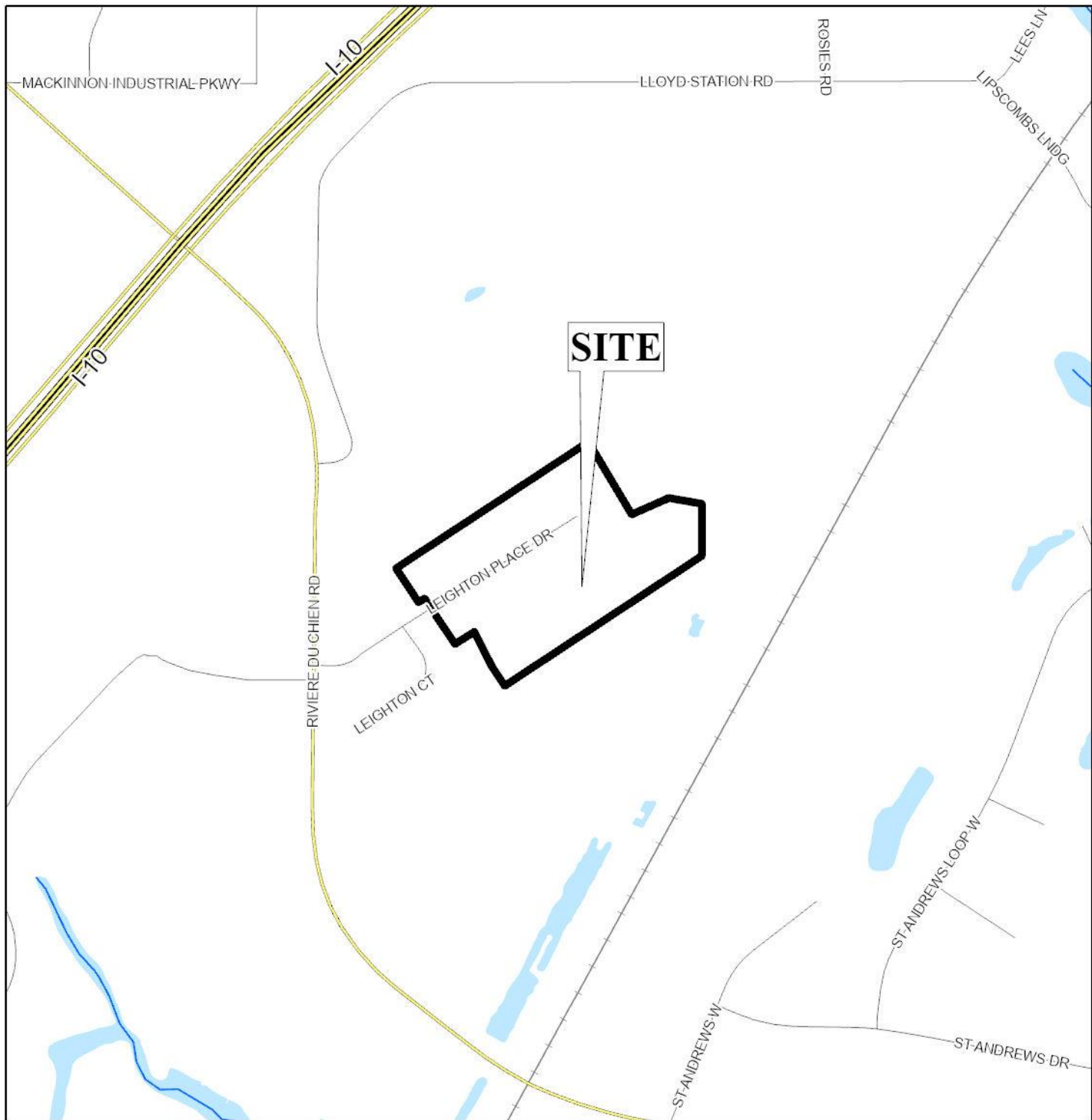
Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) retention of the right-of-way width of Leighton Place Drive on the site plan;
- 2) retention of the lot size labels in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;
- 3) retention of the setback data labels on the individual lots, or the furnishing of a table on the site plan providing the same information;
- 4) retention of the note on the site plan stating that the maximum site coverage on all lots shall not exceed 40%;
- 5) retention of the note on the site plan stating that the maintenance of all Common Areas is the responsibility of the property owners and not the City of Mobile;
- 6) retention of the note on the site plan stating that no structure may be constructed or placed within any easement without permission of the easement holder;
- 7) revision of the site plan to indicate a City-standard public sidewalk along both sides of the proposed street within the right-of-way;
- 8) compliance with the Engineering comments: *(Retain NOTES #1 - #8, as shown on the LEIGHTON VILLAGE PUD PLAN drawing SHEET 1 of 1.);*
- 9) 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.);*
- 10) 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 [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.);*

- 11) 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). 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
- 12) submittal to and approval by Planning and Zoning of two copies of a revised PUD site plan (hard copy and .pdf) prior to signing of the Final Plat for the Subdivision; and
- 13) full compliance with all other municipal codes and ordinances.



# LOCATOR MAP



APPLICATION NUMBER 7 DATE January 5, 2023

APPLICANT Leighton Place Subdivision, Phase II

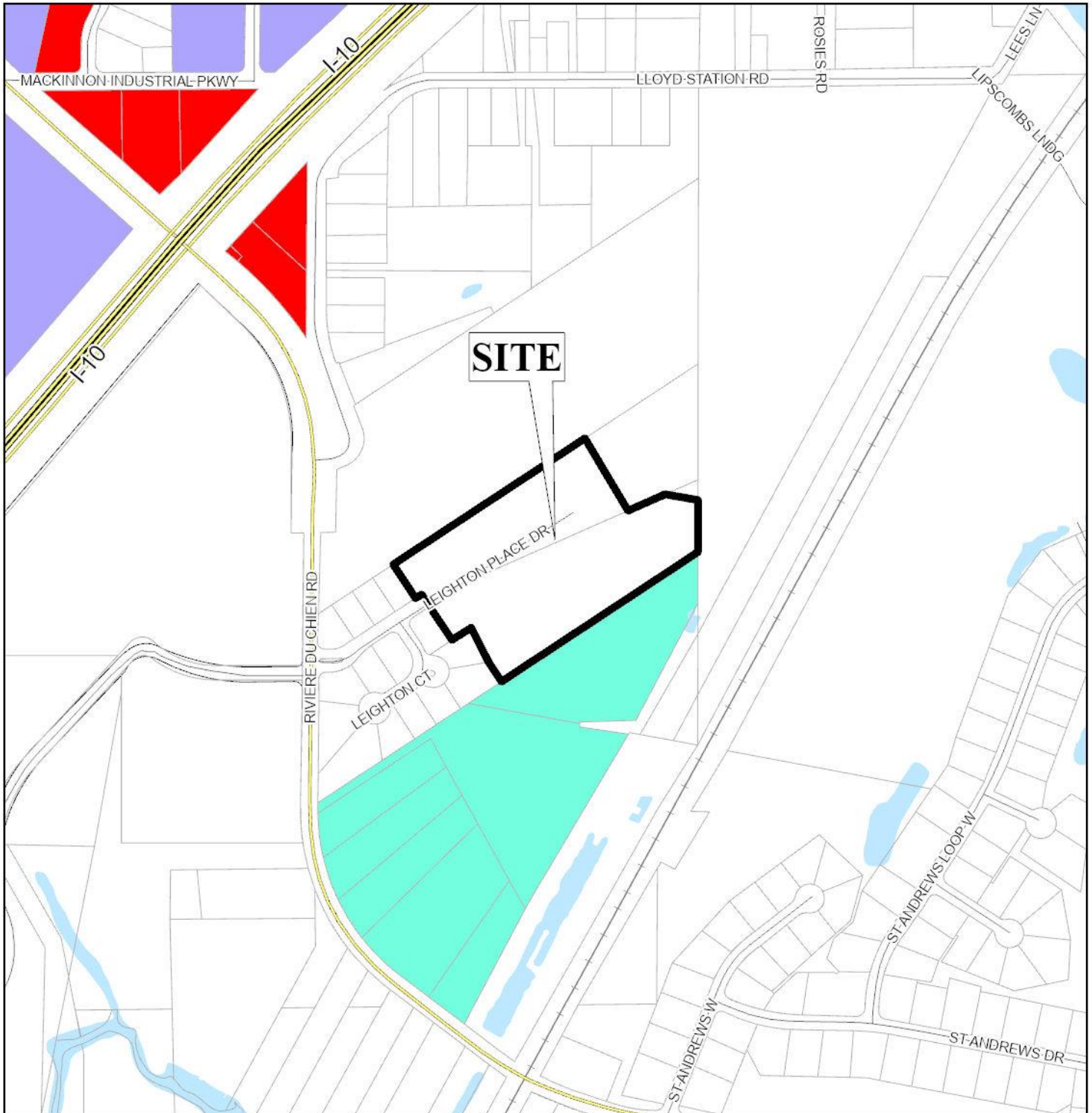
REQUEST Subdivision, PUD

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# LOCATOR ZONING MAP



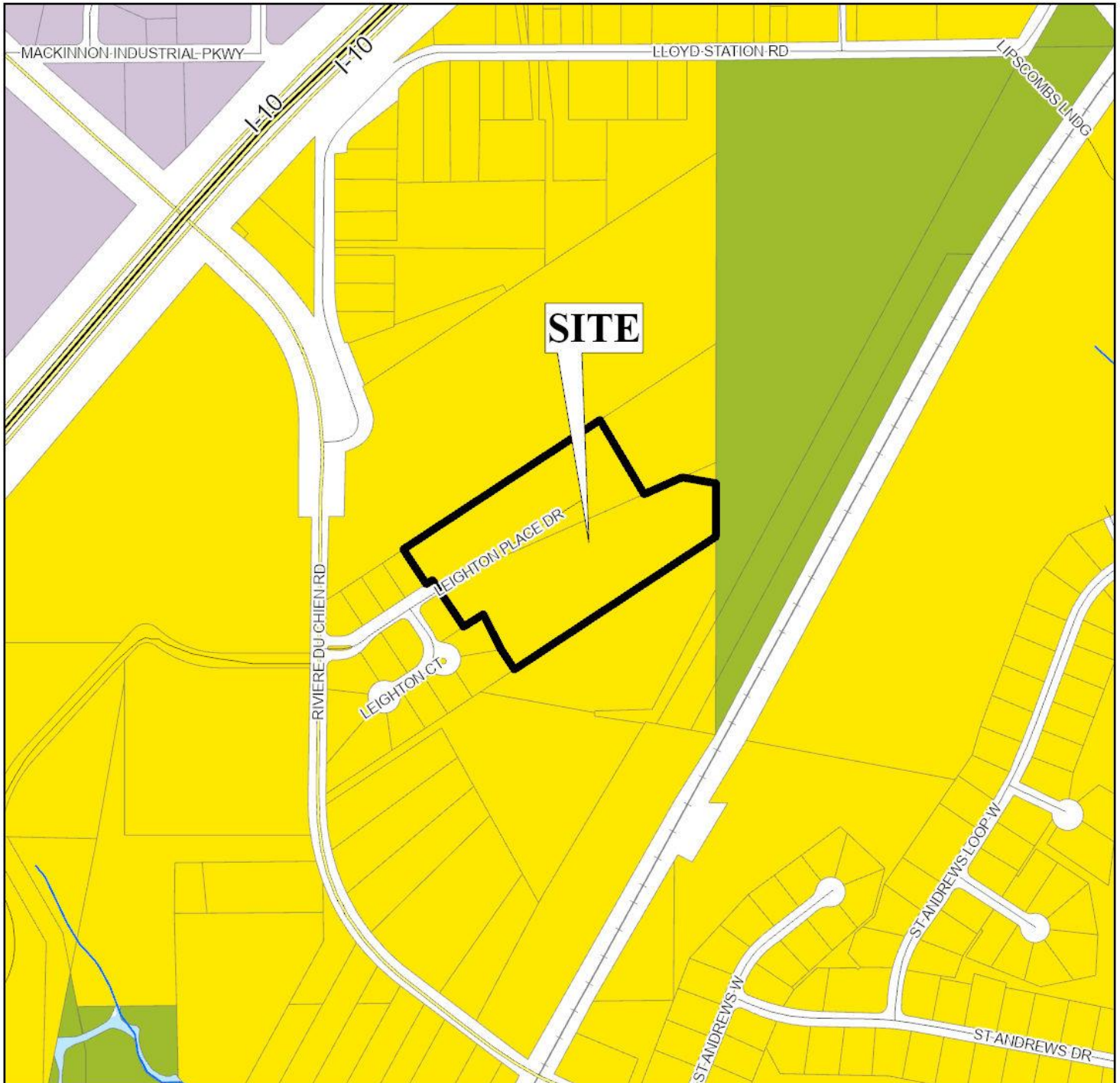
APPLICATION NUMBER 7 DATE January 5, 2023

APPLICANT Leighton Place Subdivision, Phase II

REQUEST Subdivision, PUD



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE January 5, 2023

APPLICANT Leighton Place Subdivision, Phase II

REQUEST Subdivision, PUD

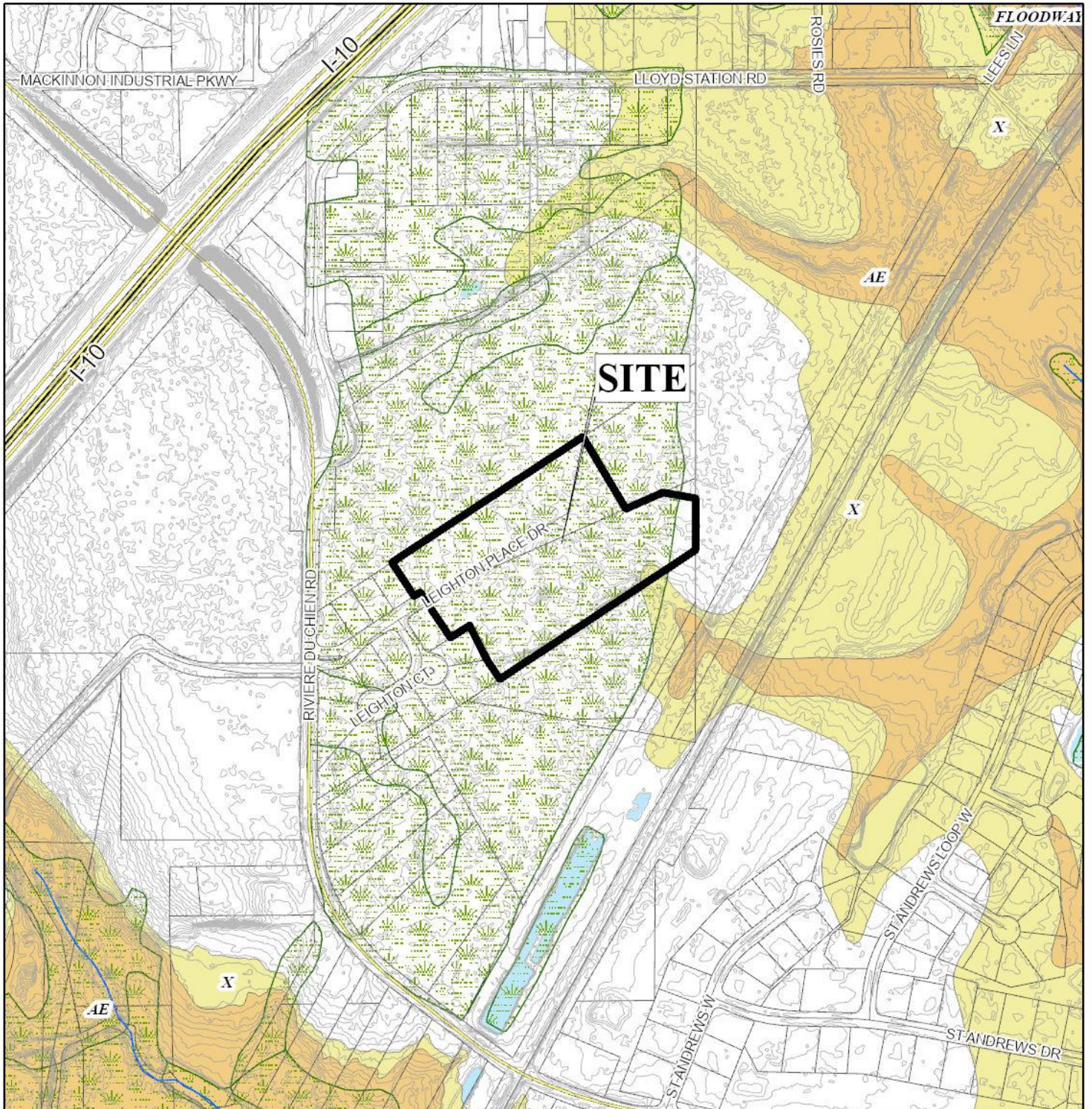
## Layer2

|   |  |   |   |
|---|--|---|---|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: magenta;">■</span> Downtown                        | <span style="color: magenta;">■</span> Traditional Corridor     | <span style="color: purple;">■</span> Heavy Industry    |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: red;">■</span> District Center                     | <span style="color: orange;">■</span> Mixed Commercial Corridor | <span style="color: blue;">■</span> Institutional       |
|   | <span style="color: brown;">■</span> Neighborhood Center - Traditional | <span style="color: brown;">■</span> Downtown Waterfront        | <span style="color: green;">■</span> Parks & Open Space |
|   | <span style="color: blue;">■</span> Neighborhood Center - Suburban     | <span style="color: lightgrey;">■</span> Light Industry         | <span style="color: darkblue;">■</span> Water Dependent |





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 7 DATE January 5, 2023

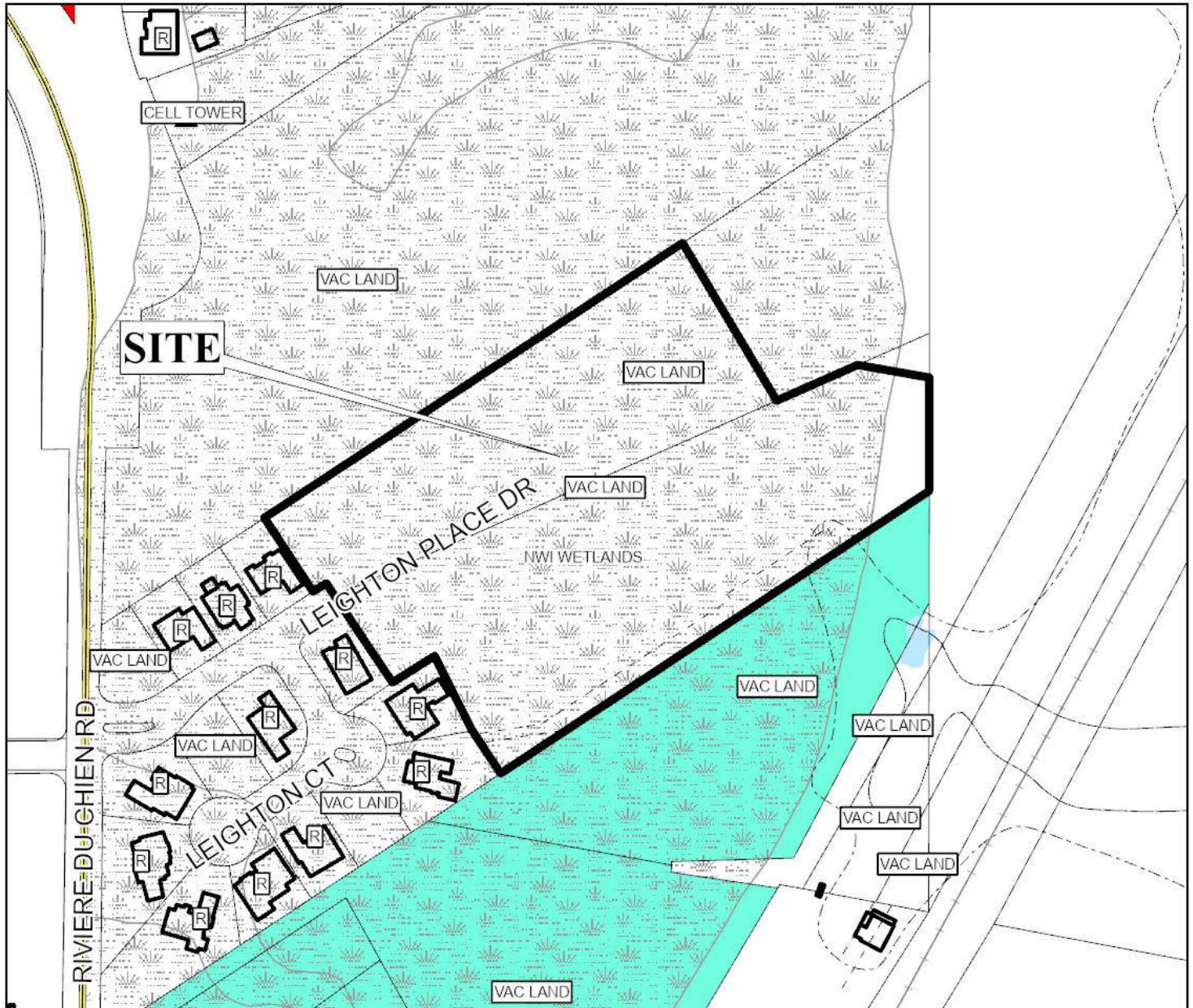
APPLICANT Leighton Place Subdivision, Phase II

REQUEST Subdivision, PUD





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and industrial units.

APPLICATION NUMBER 7 DATE January 5, 2023

APPLICANT Leighton Place Subdivision, Phase II

REQUEST Subdivision, PUD

|     |     |      |     |     |      |       |      |
|-----|-----|------|-----|-----|------|-------|------|
| 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 residential and industrial units.

APPLICATION NUMBER 7 DATE January 5, 2023

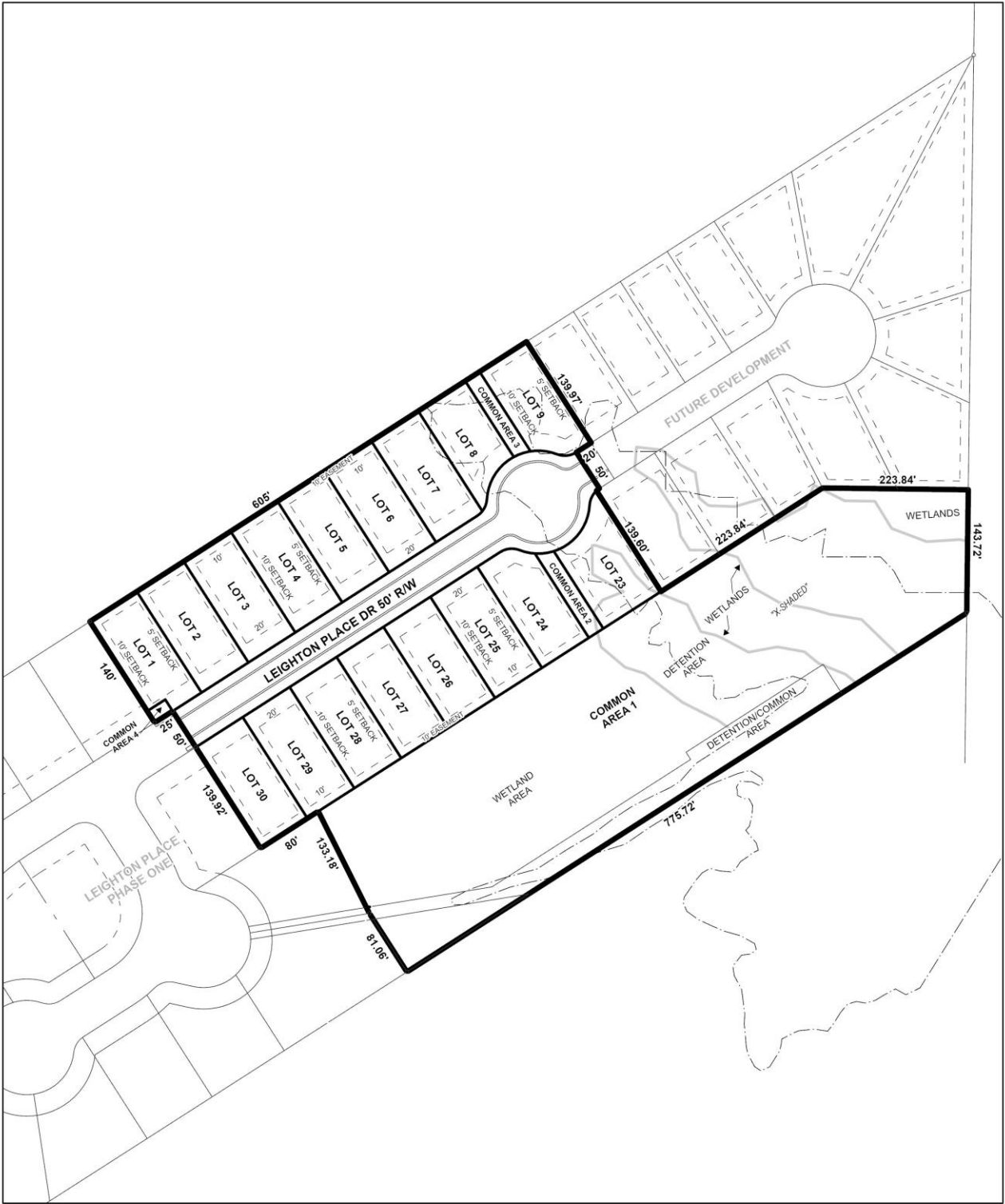
APPLICANT Leighton Place Subdivision, Phase II

REQUEST Subdivision, PUD





SITE PLAN



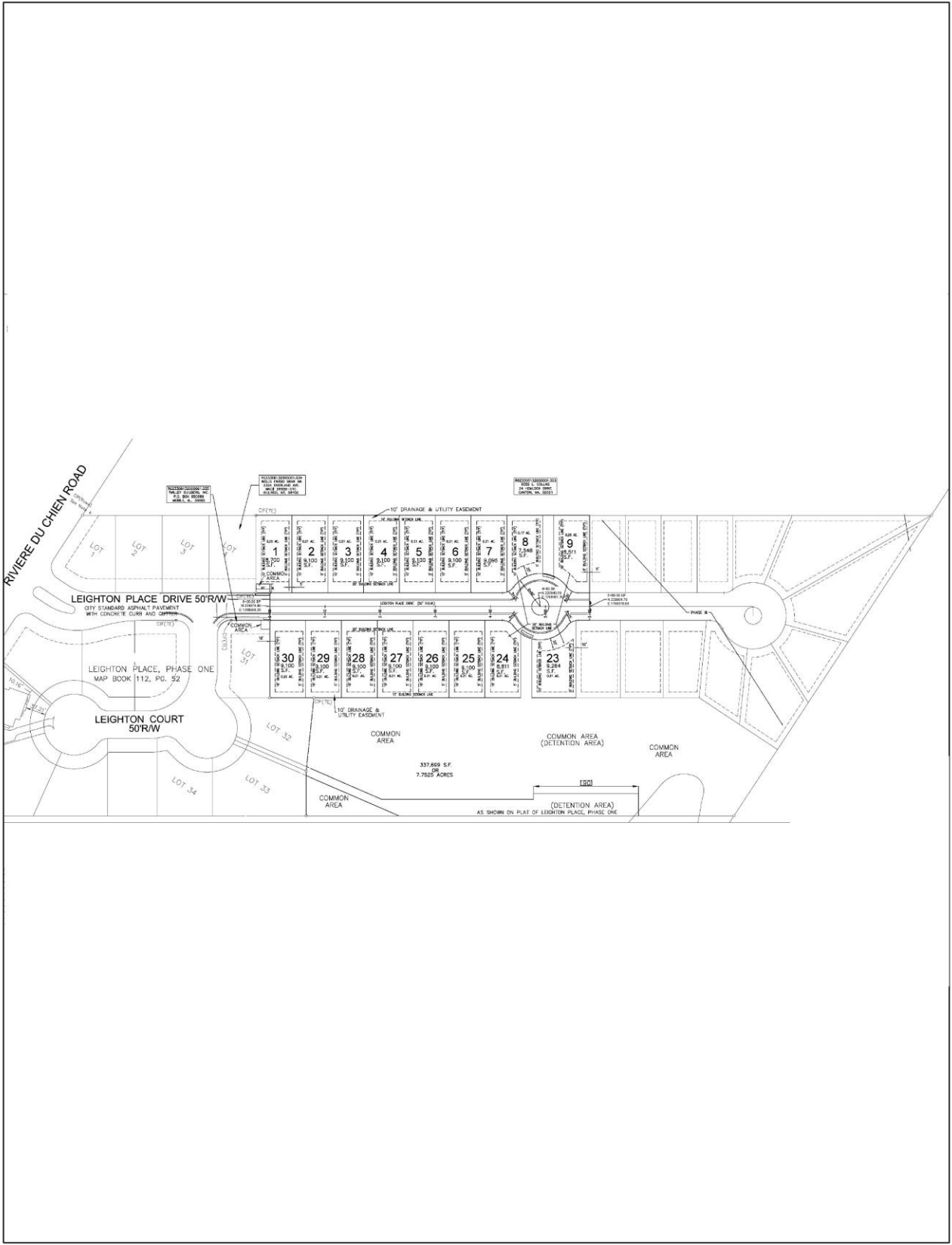
The site plan illustrates the proposed lots, setbacks, and easements.

|                    |                                      |      |                 |
|--------------------|--------------------------------------|------|-----------------|
| APPLICATION NUMBER | 7                                    | DATE | January 5, 2023 |
| APPLICANT          | Leighton Place Subdivision, Phase II |      |                 |
| REQUEST            | Subdivision, PUD                     |      |                 |

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NTS

# SITE PLAN



NTS