

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: January 6, 2022**

<u>NAME</u>	Villas at Spring Hill Subdivision
<u>SUBDIVISION NAME</u>	Villas at Spring Hill Subdivision
<u>LOCATION</u>	162 and 186 East Drive (West side of East Drive, 130'± North of Sussex Drive, extending to the East side of Center Street).
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-2, Two-Family Residential District
<u>AREA OF PROPERTY</u>	23 Lots / 4.0± Acres
<u>CONTEMPLATED USE</u>	Subdivision approval to create 23 legal lots of record from two legal lots of record and Planned Unit Development approval to allow reduced front, side, and rear yard setbacks, reduced lot sizes, and increased site coverage for a proposed subdivision.
<u>TIME SCHEDULE</u>	None given.

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. Provide and label the monument set or found at each subdivision corner.
- C. Label the proposed roadway with a name(s).
- D. Label the proposed ROW as either PRIVATE or PUBLIC.
- E. Label the 10' drainage easement along the south property line as "PRIVATE".
- F. Provide the Surveyor's and Owner's (notarized) signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) The subdivision 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: 6,000 sf.
- H. Add a note to the SUBDIVISION PLAT stating 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.

- I. Add a note to the Plat stating 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.
- J. 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.
- K. 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.
- L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. 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.
- N. 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.

Planned Unit Development:

1. Provide a PUD Site Plan that shows the entire PUD development including roads, detention areas, common areas, easement, etc. The only thing submitted was for LOT 20.
2. Label the proposed roadways with names and list as Private or Public.
3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. 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 (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. 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.
 - c. 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.

- d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area provided in the subdivision detention design.
- e. The 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.
- f. 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.
- g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

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 23 legal lots of record from two legal lots of record and Planned Unit Development approval to allow reduced front, side, and rear yard setbacks, reduced lot sizes, and increased site coverage for a proposed subdivision.

The site has been given a Mixed Density Residential (MxDR) land use designation per the adopted Future Land Use Plan and Map. 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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 on 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 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 applicant submitted a nearly identical group of applications to the Planning Commission for a 24-lot Subdivision, Planned Unit Development, and Rezoning from R-1, Single-Family Residential District to R-2, Two-Family Residential District, and the Planning Commission recommended approval of the rezoning to the City Council, and approved the Subdivision and PUD at its December 20, 2018 meeting. The City Council later denied the rezoning request. The applicant appealed the denial of the rezoning, and subsequently, the property was rezoned to R-2 by court judgement. As a result of the court decree, the City Council rezoned the site to R-2, Two-Family Residential District at their November 30, 2021 meeting. The applicant is now seeking new Subdivision and PUD approvals for a 23-lot development per the court judgement.

The site has frontage on East Drive and Center Drive which are both minor streets requiring 50-foot rights-of-way. As on the preliminary plat, the East Drive right-of-way width is a compliant

50-feet; therefore, no dedication would be required along East Drive. The 50-foot right-of-way indicated along Center Drive is erroneous, as it is currently indicated to be approximately 40' on the City GIS database. Staff has also verified this information with the City Engineering Department Right-of-Way Division. Therefore, dedication would be required to provide 25-feet from the centerline of Center Drive. If approved, the Final Plat should be revised to verify the current right-of-way width of Center Drive, and should indicate dedication sufficient to provide 25-feet from the centerline of Center Drive.

As the applicant states that the site is served by public water and sewer services, the minimum lot size allowed under Section V.D.2. of the Subdivision Regulations is 7,200 square feet. As this is proposed as an innovative subdivision with reduced lot sizes for all lots, a waiver of this section would be required. As on the preliminary plat, the lot sizes in both square feet and acres should be retained on the Final Plat.

Increased site coverage to 50 percent is requested via the PUD. If increased site coverage is approved, the Final Plat should contain a note stating that the maximum site coverage is 50 percent.

As a means of access management, the site should be limited to a single curb cut to East Drive for the new street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. As Center Drive is a substandard right-of-way, access to Center Drive should be denied for Lots 10 through 14, and Common Area 5. A note should be required on the Final Plat stating that all lots and the Common Areas are limited to one curb cut to the proposed interior street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be placed on the Final Plat stating that the Common Areas are denied direct access to East Drive.

As reduced minimum building setback lines are proposed, a waiver of Section V.D.9. would be required. The preliminary plat indicates the proposed reduced minimum building setback lines along all street frontages. The preliminary plat shows 20-foot front yard setbacks along the interior right-of-way, with 15-foot side yard side street setbacks. Five-foot side yard setbacks are proposed for all lots. Lots 1-9 are proposed to have a 5-foot rear yard setback, with Lots 10-14, having a 13-foot rear yard setback along Center Road, Lots 15-23 are shown with a 10-foot rear yard setback that aligns with an existing drainage easement.

It should be noted that the GIS database indicates residences and accessory structures are currently on the site. Therefore, prior to signing the Final Plat, all structures will need to be removed from the site with appropriate permits.

The plat indicates a drainage easement along the South of the site. Therefore, a note should be placed on the Final Plat stating that no structure may be constructed or placed in this easement, without the permission of the easement holder.

The preliminary plat depicts a total of five (5) common areas proposed for the development. If approved, a note should be required on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners, and not the City of Mobile.

Planned Unit Development 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. PUD approval is *site plan specific*, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. It should be noted that if no permits are pulled within a year of approval, the PUD will expire.

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.

The PUD site plan mirrors the subdivision preliminary plat and revisions required of the preliminary plat would also be required of the PUD site plan. The site plan should also be revised to provide a public sidewalk along all street frontages, or a Sidewalk Waiver application should be submitted.

The court judgement regarding the rezoning has several conditions set forth that the development must abide by, therefore the Planning Commission should include these conditions in any approvals granted. The conditions are as follows:

- 1) No more than 23 detached, single-family residences;
- 2) Each residence shall be constructed of brick, with an enclosed, attached garage;
- 3) Any structure or building sought to be erected shall comply with the building laws of the City of Mobile; and
- 4) The 50-foot hammerhead right-of-way shall not be connected to the North.

The plat shows a common area at the North and South terminus of the proposed right-of-way, thus, preventing any further connections in either direction. Notes should be placed on the site plan and Final Plat, if approved, stating these requirements.

The proposed innovative subdivision is similar to the adjacent Sussex Place adjoining to the South, approved in 1977. Adjoining that development on its South side is another similar innovative subdivision, Magnolia Place, approved in 2004. To the rear across Center Drive are two other innovative subdivisions with reduced lot sizes and reduced setbacks, Bradford Place Townhomes and Ridgefield Commons. Bradford Place Townhomes was approved in 2005, and Ridgefield

Commons was approved in 2002. Therefore, there is a propensity for this type of development within the immediate area.

RECOMMENDATION

Subdivision: With waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) verification of the right-of-way width of Center Drive and dedication of right-of-way sufficient to provide 25-feet from the centerline of Center Drive if currently less than 25-feet;
- 2) retention of the lot and common area sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
- 3) placement of a note on the Final Plat stating that all lots are limited to a maximum site coverage of 50 percent;
- 4) placement of a note on the Final Plat stating that the site is limited to one curb cut to East Drive for the proposed street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that Lots 10 through 14 are denied direct access to Center Drive;
- 6) placement of a note on the Final Plat stating that all lots and the Common Areas are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that the Common Areas are denied direct access to East Drive;
- 8) retention of the minimum building setback line along all street frontages on the Final Plat;
- 9) removal of all existing structures on the site after obtaining all necessary demolition permits prior to signing the Final Plat;
- 10) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, without the permission of the easement holder;
- 11) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 12) placement of a note on the Final Plat stating that the development is limited to 23 detached, single-family residences;
- 13) placement of a note on the Final Plat stating that each residence shall be constructed of brick, with an enclosed, attached garage;
- 14) placement of a note on the Final Plat stating that each structure or building sought to be erected shall comply with the building laws of the City of Mobile;
- 15) placement of a note on the Final Plat stating that the 50' hammerhead right-of-way shall not be connected to the North
- 16) 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. Provide and label*

- the monument set or found at each subdivision corner. C. Label the proposed roadway with a name(s). D. Label the proposed ROW as either PRIVATE or PUBLIC. E. Label the 10' drainage easement along the south property line as "PRIVATE". F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) The subdivision 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: 6,000 sf. H. Add a note to the SUBDIVISION PLAT stating 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. I. Add a note to the Plat stating 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. J. 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. K. 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. 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.);*
- 17) 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.*);
- 18) 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.*);
- 19) 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
- 20) submittal to and approval by Planning and Zoning of a revised PUD site plan, prior to signing the Final Plat.

Planned Unit Development: Staff recommends the following Findings of Fact for Approval of 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 allows for the configuration of a site to meet housing needs;
- 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 of utilizing infill development practices;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to develop the site as planned.

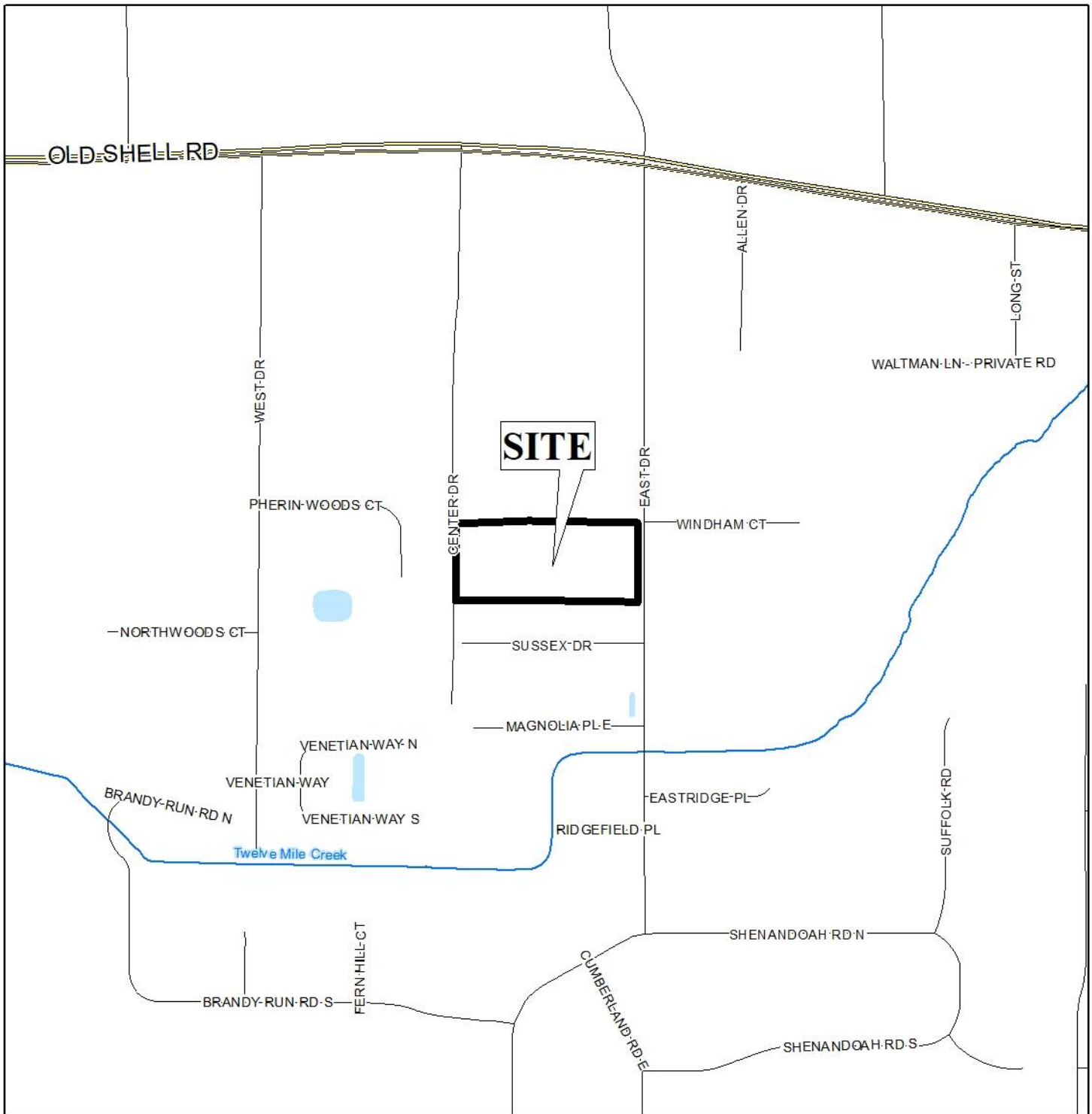
Based upon the preceding, the application is recommended for Approval, subject to the following:

- 1) verification of the right-of-way width of Center Drive and dedication of right-of-way sufficient to provide 25' from the centerline of Center Drive if currently less than 25';
- 2) retention of the lot and common area sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
- 3) placement of a note on the site plan stating that all lots are limited to a maximum site coverage of 50%;
- 4) placement of a note on the site plan stating that the site is limited to one curb cut to East Drive for the proposed street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the site plan stating that Lots 10 through 14 are denied direct access to Center Drive;
- 6) placement of a note on the site plan stating that all lots and the Common Areas are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the site plan stating that the Common Areas are denied direct access to East Drive;
- 8) retention of the minimum building setback line along all street frontages on the site plan;
- 9) removal of all existing structures on the site after obtaining all necessary demolition permits prior to signing the site plan;
- 10) placement of a note on the site plan stating that no structure may be constructed or placed within any easement, without the permission of the easement holder;
- 11) placement of a note on the site plan stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that the development is limited to 23 detached, single-family residences;

- 13) placement of a note on the site plan stating that each residence shall be constructed of brick, with an enclosed, attached garage;
- 14) placement of a note on the site plan stating that each structure or building sought to be erected shall comply with the building laws of the City of Mobile;
- 15) placement of a note on the site plan stating that the 50' hammerhead right-of-way shall not be connected to the North
- 16) revision of the site plan to provide a public sidewalk along all street frontages, or the approval of a Sidewalk Waiver;
- 17) compliance with the Engineering comments: *(1. Provide a PUD Site Plan that shows the entire PUD development including roads, detention areas, common areas, easement, etc. The only thing submitted was for LOT 20. 2. Label the proposed roadways with names and list as Private or Public. 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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 (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. 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. c. 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. d. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area provided in the subdivision detention design. e. The 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. f. 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. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 18) 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.);*

- 19) 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.*);
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- 21) submittal to and approval by Planning and Zoning of a revised PUD site plan, prior to signing the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 8 DATE January 6, 2022

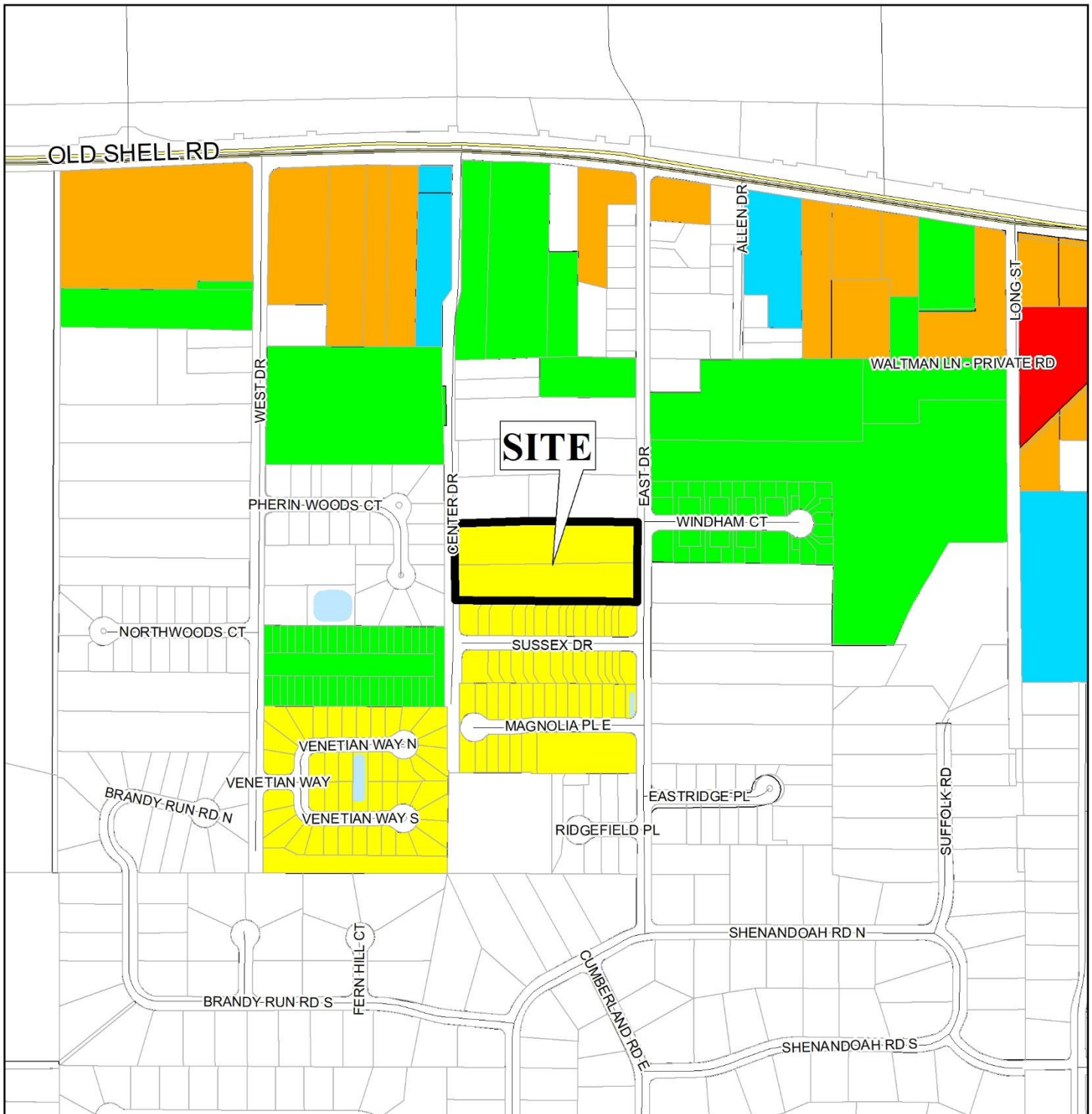
APPLICANT Villas at Springhill Subdivision

REQUEST Subdivision, Planned Unit Development



NTS

LOCATOR ZONING MAP



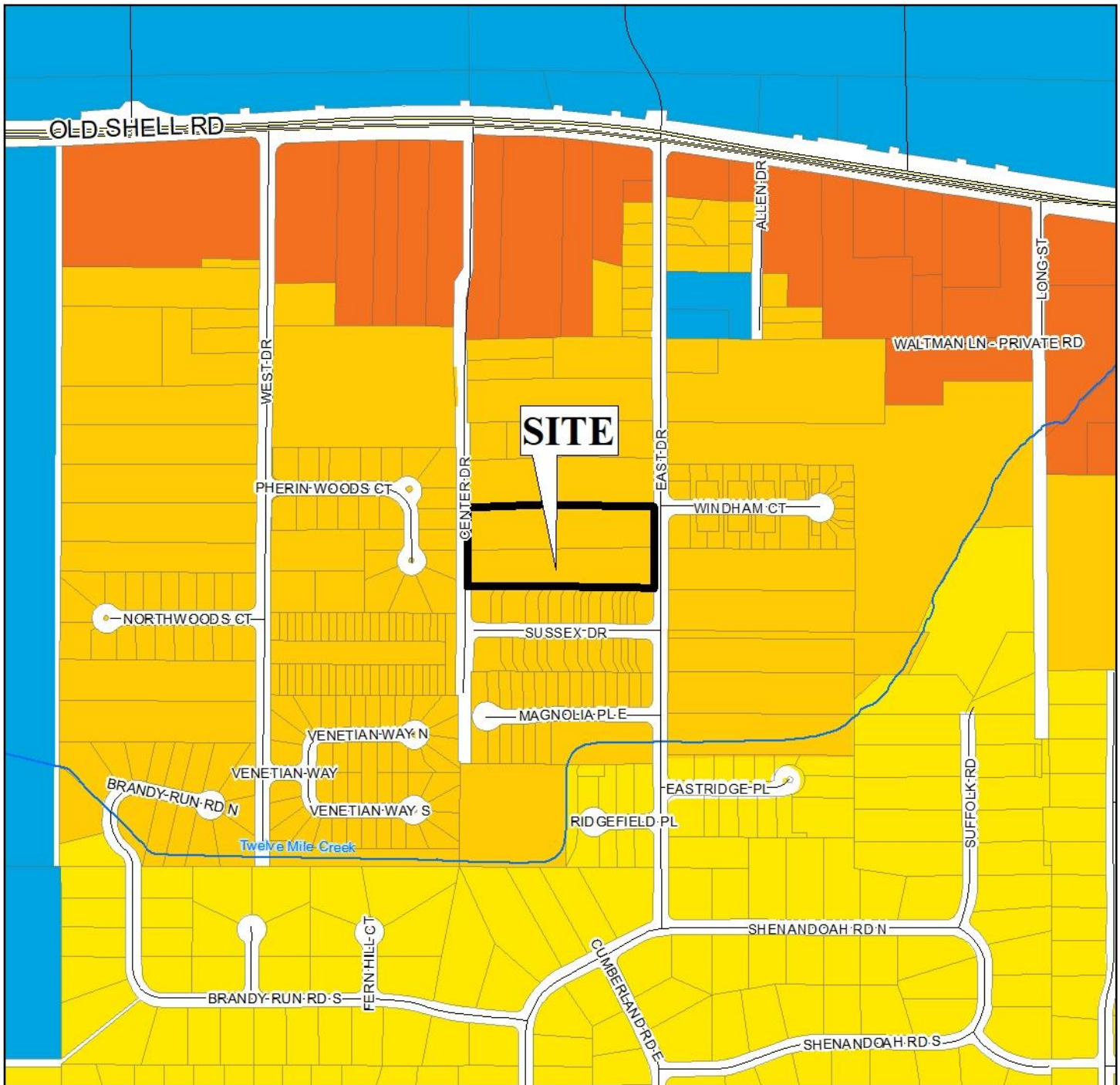
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APPLICANT Villas at Springhill Subdivision

REQUEST Subdivision, Planned Unit Development



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE January 6, 2022

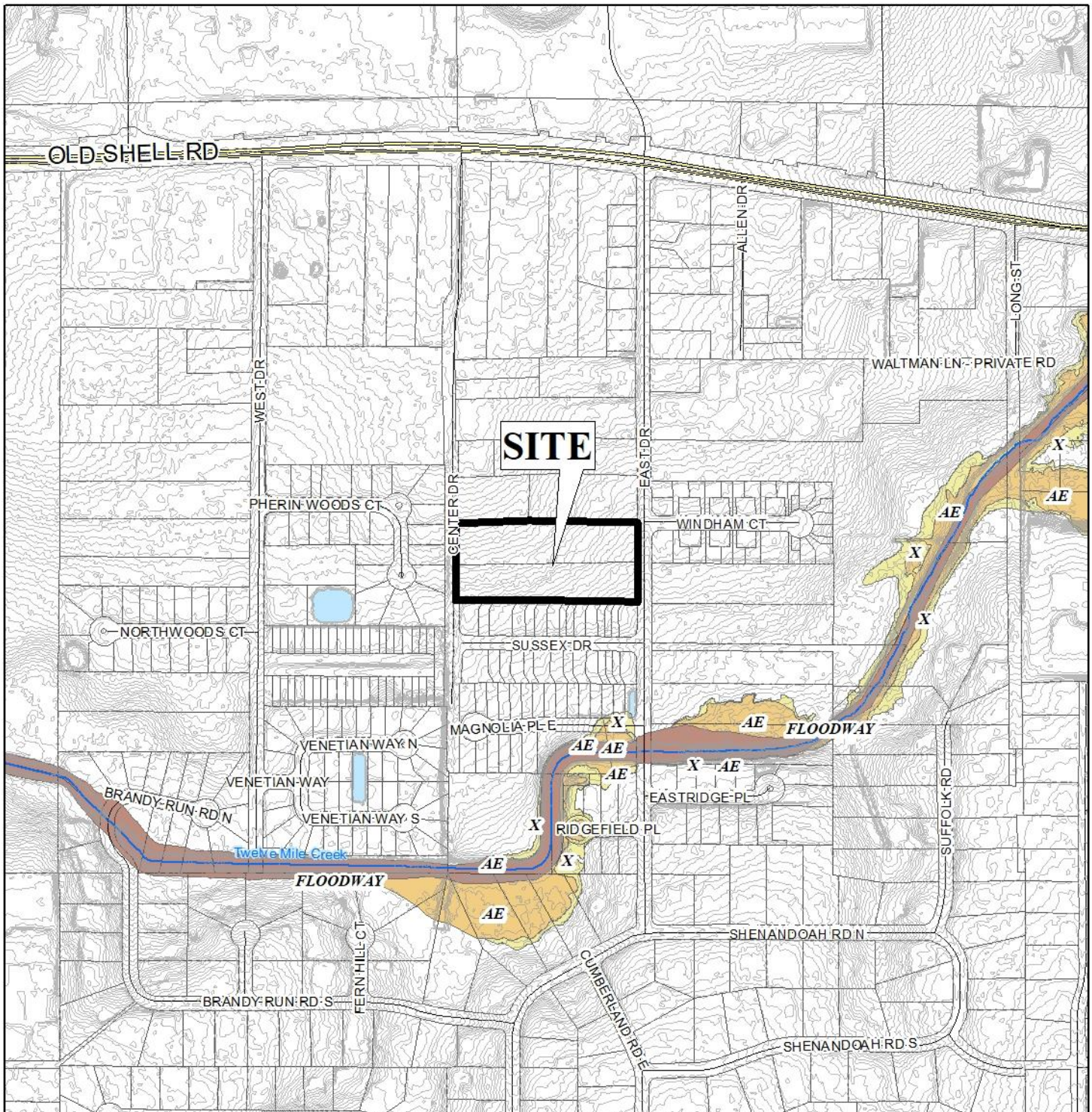
APPLICANT Villas at Springhill Subdivision

REQUEST Subdivision, Planned Unit Development

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	



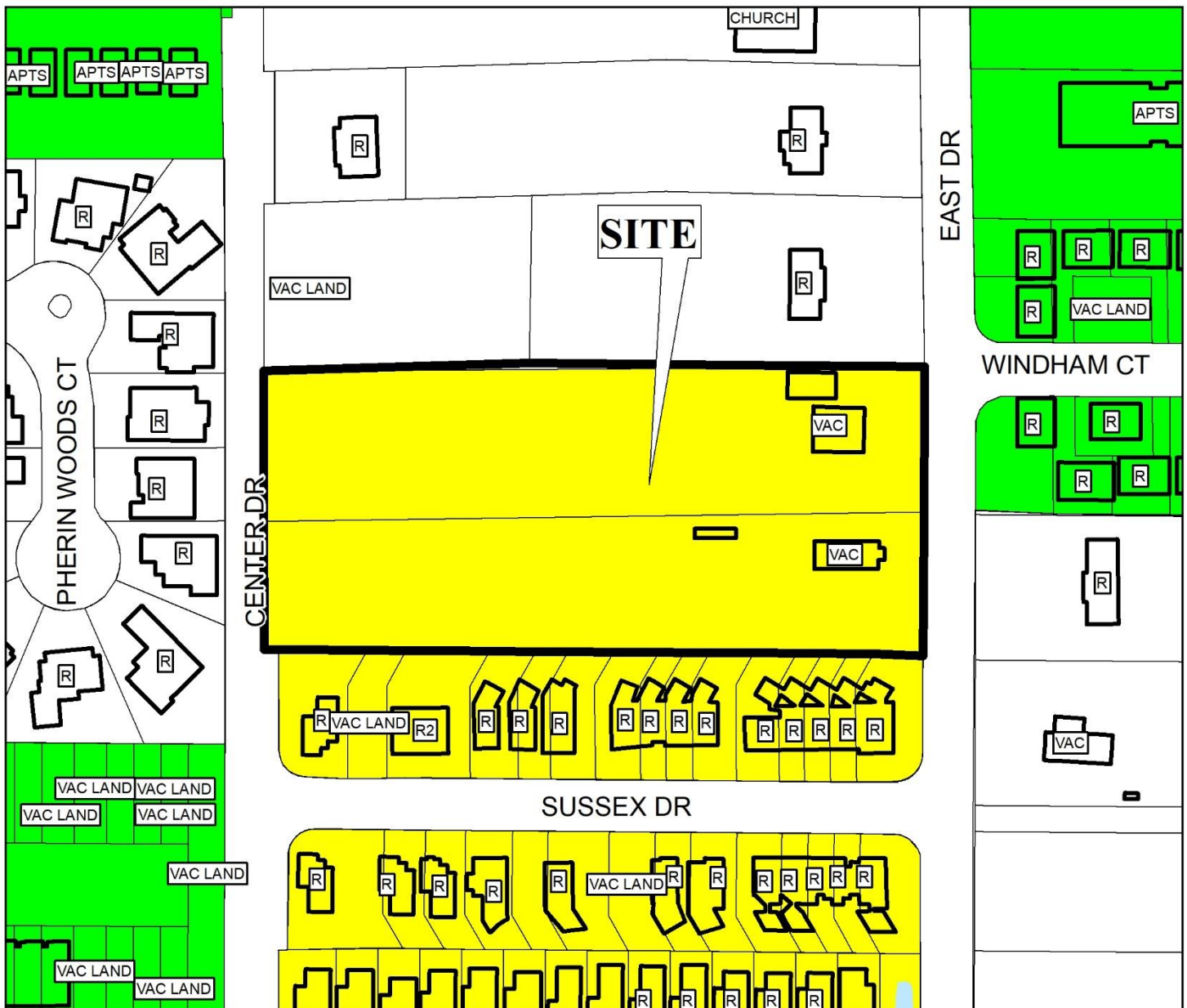
ENVIRONMENTAL LOCATOR MAP



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REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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APPLICANT Villas at Springhill Subdivision

REQUEST Subdivision, Planned Unit Development

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 units.

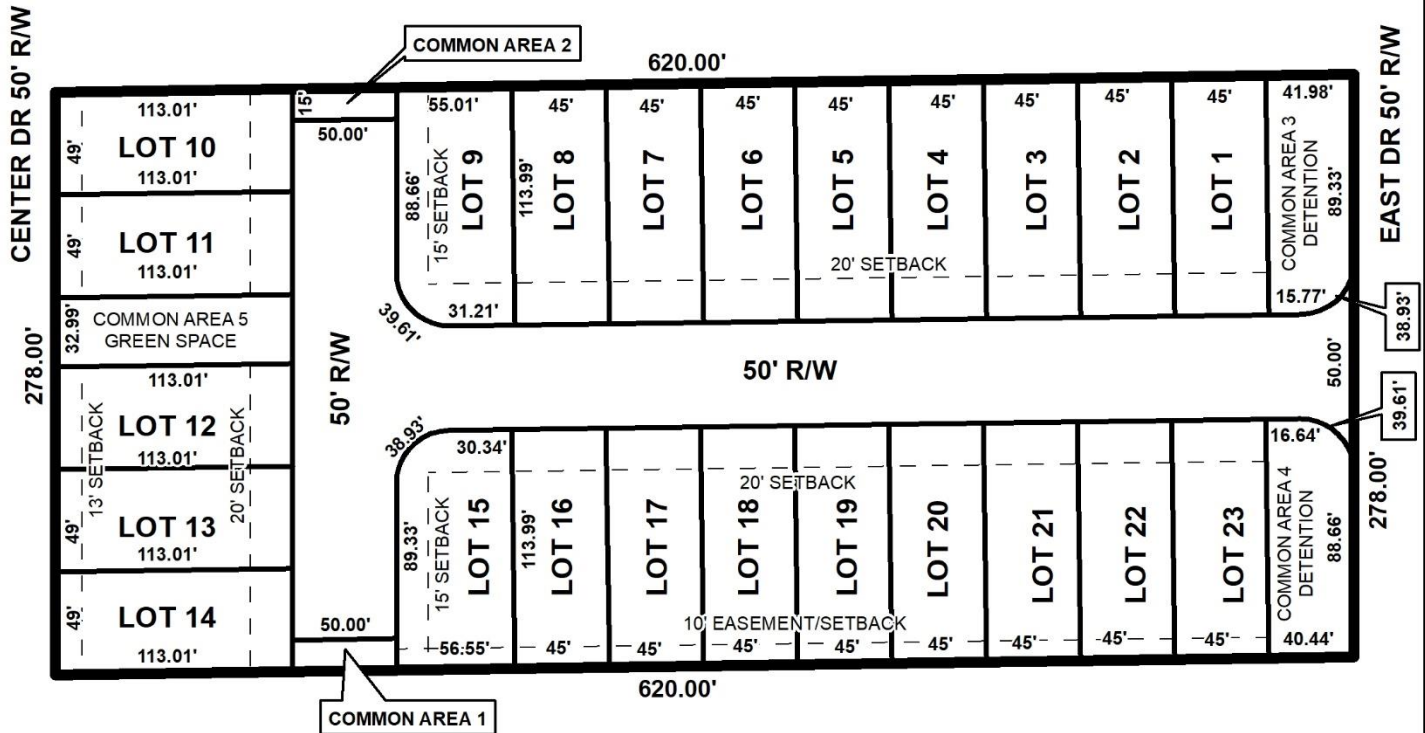
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APPLICANT Villas at Springhill Subdivision

REQUEST Subdivision, Planned Unit Development



SITE PLAN



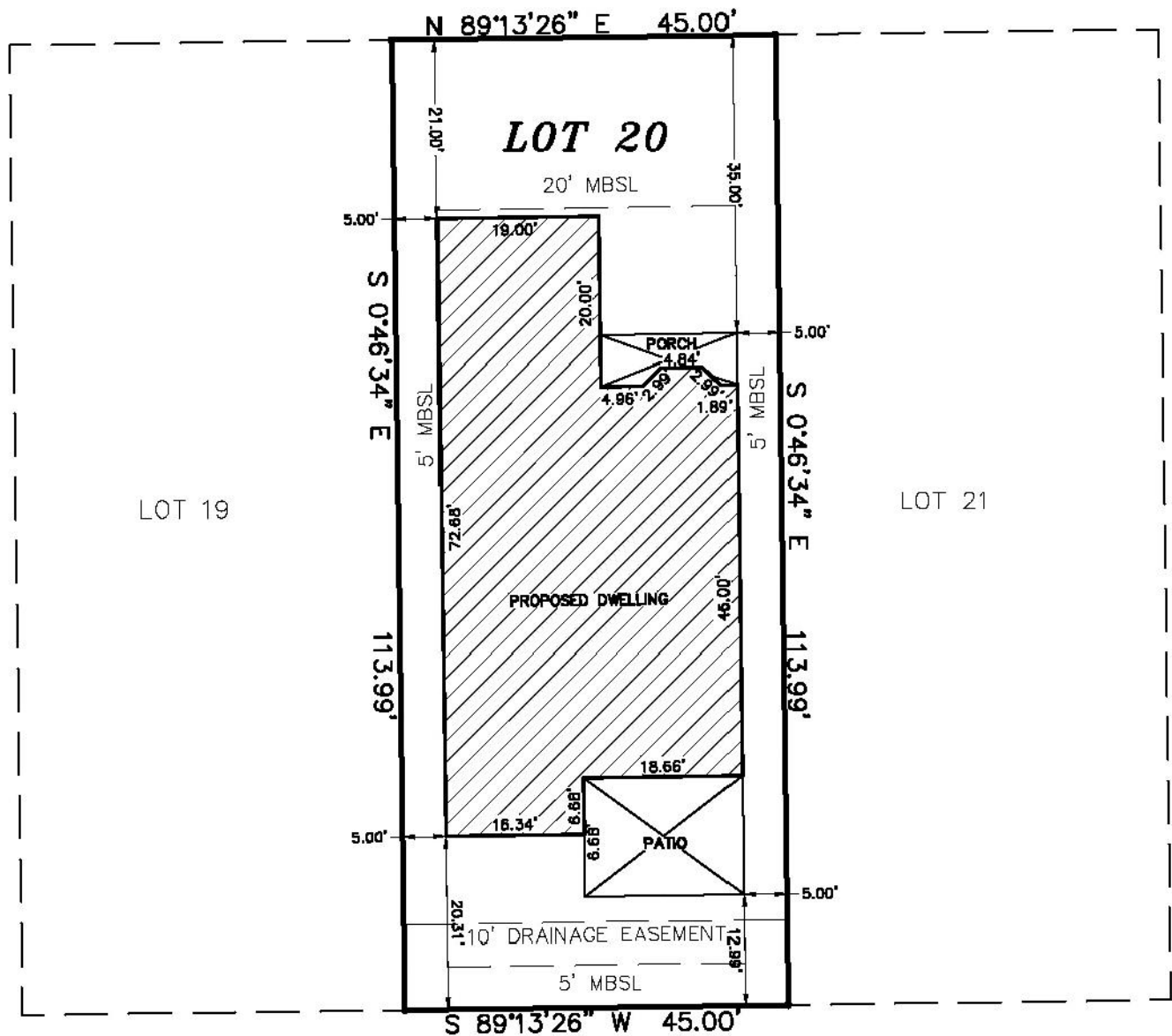
The site plan illustrates the proposed lots, setbacks, and easement.

APPLICATION NUMBER 8 DATE January 6, 2022
 APPLICANT Villas at Spring Hill Subdivision
 REQUEST Subdivision, Planned Unit Development, Rezoning from R-1 to R-2



DETAIL SITE PLAN

(50' RIGHT-OF-WAY)



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