

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT STAFF REPORT****Date: March 15, 2018****APPLICANT NAME**

D.R. Horton, Inc. - Birmingham

SUBDIVISION NAME

Longleaf Gates Subdivision, Phase Two

LOCATION6050 Whitebark Drive
(North side of Girby Road, 125'± East of Bristlecone Drive, extending to the East terminus of Whitebark Drive).**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-2, Two-Family Residential District, R-3, Multiple-Family Residential District, and B-2, Neighborhood Business District

PROPOSED ZONING

R-2, Two-Family Residential District

AREA OF PROPERTY

52 Lots / 42.2± Acres

CONTEMPLATED USE

Subdivision approval to create 52 lots, Planned Unit Development approval to amend a previously approved Planned Unit Development to allow a private street subdivision, and Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family Residential District and B-2, Neighborhood District, to R-2, Two-Family Residential District to allow a single-family residential subdivision and eliminate split zoning.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified.

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. Add legible street names to the vicinity map.
- C. Label Common Area 1 on sheet 1 of 2.
- D. Show and label all flood zones on SHT 2 of 2.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing Public 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 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).
- 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.

Rezoning: No comments.

TRAFFIC ENGINEERING

COMMENTS

Direct access to Girby Road is denied for all lots and common areas. Each lot and common area (as needed for maintenance) should be limited to one curb cut each with size, location and design to 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 (State Act 2015-116 and City Code Chapters 57 and 64).

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).

MAWSS COMMENTS

No comments.

REMARKS

The applicant is requesting Subdivision Approval to create 52 lots, Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision, and Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family Residential District, and B-2, Neighborhood Business District, to R-2, Two-Family Residential District to allow a single-family residential subdivision and eliminate split zoning. As part of the PUD request, the applicant is requesting a maximum site coverage of 50%, as opposed to the 40% allowed by right in an R-2 district. No reduction in setbacks is being requested as part of the application.

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.

Planned Unit Development (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.

PUD approval is **site-plan specific**, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

Regarding rezoning, Section 64-9. of the Zoning Ordinance states that the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site has been given a **Low Density Residential** land use designation per the Future Land Use Plan and Map, adopted on 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.

The Low Density Residential 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 Low Density Residential districts is residential development where 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.)

Low Density Residential 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, bike-able 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 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 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.

The site is the Future Development area of Longleaf Gates Subdivision, Phase One, Revised Plat, approved by the Planning Commission at its April 16, 2009 meeting. PUD approval was also granted to amend a previously approved PUD to allow a gated, private street subdivision with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage. Phase Two of the subdivision proposed 61 legal lots, and a PUD proposed extension of the gated, private street subdivision without reduced lot sizes, front or side yard setbacks, or increased site coverage. Both requests were approved at the November 21, 2013 meeting of the Planning Commission along with recommendation of approval of rezoning of the site to R-1, Single-Family Residential District, to eliminate split-zoning, but the requests have since expired.

Most recently, at the January 4, 2018 meeting of the Planning Commission, the applicant requested Subdivision Approval to create 52 lots, Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a private street subdivision, and Rezoning from R-2, Two-Family Residential District, R-3, Multiple-Family Residential District, and B-2, Neighborhood Business District, to R-2, Two-Family Residential District to allow a single-family residential subdivision and eliminate split zoning. The request was withdrawn, however, due to concerns regarding adjacent property ownership and access to Whitebark Drive, a privately owned street to which the proposed development had not received permission to access. A quitclaim deed recorded in Mobile County Probate Court on January 26, 2018 has since resolved this issue and, as such, the applicant again wishes to create 52 lots, amend the Planned Unit Development to incorporate the proposed subdivision, and rezone the site into a single zoning district.

The preliminary Subdivision plat and PUD site plan illustrate the proposed 52-lot, 42.2± acres subdivision located at the North side of Girby Road, 125'± East of Bristlecone Drive, extending to the East terminus of Whitebark Drive, in Council District 6. The applicant does not state that the property is served by public water and sanitary sewer systems, but previous subdivision of the site indicates its accessibility to these utilities.

The site has frontage on Girby Road, a planned major street with a 100' right-of-way requirement per the recently adopted Major Street Plan. The preliminary plat and site plan illustrate varying right-of-way widths at this location, but they both illustrate an additional 10' of dedication to provide at least 50' from the centerline of Girby Road and is sufficient. This information should be retained on the Final Plat and PUD site plan, if approved.

Proposed Lots 1 and 46 each have frontage on the proposed extension of Whitebark Drive, a private street with curb and gutter requiring a 50' right-of-way. Lots 1 and 46, as well as each of

the remaining 50 proposed lots, also have frontage on Pinyon Drive, a proposed private street also requiring a 50' right-of-way. Sufficient rights-of-way are illustrated on the preliminary plat and site plan, and should be retained on the Final Plat, if approved. Also, the labels indicating the proposed private street and street extension as private should be retained on the Final Plat and PUD site plan, if approved.

The proposed private street is provided with cul-de-sacs at both terminuses in compliance with Section VIII.E.1.a. of the Subdivision Regulations; however, they do not appear to comply with Section V.B.14. regarding the required 120' turnaround right-of-way diameter. The plat and site plan should be revised to illustrate compliant turnaround rights-of-way for both proposed cul-de-sacs, if approved.

Considering all streets and street extensions within the development are to be private streets, their development should be in compliance with Section VIII of the Subdivision Regulations regarding private streets. It should be noted that Section VIII.E.1.a. does not allow private streets to serve adjacent properties, and it appears the proposed street stub labeled "Magpie Drive" would be accessible by property not owned by the applicant. The 2009 approval of the overall subdivision conditioned additional street-stubs to connect adjacent public streets and landlocked properties for emergency access only; therefore, the Magpie Drive street stub should be labeled as "emergency access only" leading to the vacant property to the West.

If approved, a note should be provided on the Final Plat and PUD site plan stating that maintenance of the private streets is the responsibility of the property owners. An additional note should be placed on the Final Plat and PUD site plan stating that, if the private streets are not constructed and maintained to City standards inasmuch as they could ultimately be dedicated for public use and maintenance, then 100 percent of the cost of the improvements required to do so shall be assessed to the property owners at the time the private streets are dedicated.

The proposed lots meet the minimum area requirements for lots served by public water and sanitary sewer systems; however, while lot sizes are provided in square feet on the preliminary plat and site plan, they are not provided in acres. As such, revision of the plat and site plan to depict the sizes of each lot in both square feet and acres should be required, adjusted for any dedication; or, provision of a table on the Final Plat and PUD site plan providing the same information may suffice.

It should be pointed out that while each lot will meet the minimum area requirements, many of the proposed lots will be less than 60 feet in width at the minimum building setback line. The reduced lot width would be in keeping with the earlier phase of the development, which had numerous lots only 50 feet in width. Thus a waiver of Section V.D.2. of the Subdivision Regulations, regarding the minimum lot width, will be required.

Two common areas are provided on the preliminary plat and site plan, to include a detention area between proposed Lots 27 and 28, and are labeled with their sizes in acres. The plat and site plan should be revised to also provide their sizes in square feet, adjusted for any dedication; or, provision of a table on the Final Plat and PUD site plan providing the same information may suffice. A note should also be provided on the Final Plat and PUD site plan stating that the

maintenance of all common areas, including the detention area, is the responsibility of the property owners.

The 25' minimum building setback line is not illustrated along Girby Road or along the frontages of either common area, but it is illustrated along the frontages of all proposed lots and a note on the plat and site plan iterates this requirement; however, the line itself is not labeled. As such, revision of the plat and site plan to illustrate the 25' minimum building setback line along Girby Road and label the 25' minimum building setback line along the remaining lots and common areas should be required, if approved, adjusted for any dedication.

Regarding access management, a note should be placed on the Final Plat and PUD site plan stating each lot and common area is limited to one (1) curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards. An additional note denying direct access to Common Area 2 from Girby Road should also be provided on the Final Plat and PUD site plan, if approved.

Multiple easements are illustrated on the plat and site plan, including a 10' sanitary sewer easement along the East property line and a 30' sewer easement along Girby Road. A note stating a 10' drainage and utility easement is dedicated along the frontage of all proposed lots and along lot lines abutting a right-of-way is also provided. As such, if approved, an additional note should be required on the Final Plat and PUD site plan stating no structures shall be constructed in any easement.

It should be noted that the City does not provide garbage and/or trash services to properties located on a private road or street. Given that the subject site will be accessed via the private Whitebark and Pinyon Drives, garbage and/or trash service(s) are the responsibility of the property owners. While it is not seemingly typical of single- or two-family dwellings on individual lots to utilize a shared dumpster, if such a waste service is provided then it will need to meet the enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance and be illustrated on a revised site plan.

Regarding the rezoning request, rezoning of the site has occurred several times over the years, the most recently adopted zoning district being R-2, Two-Family Residential District, which was approved at the July 26, 2005 meeting of the Mobile City Council. Two portions of the property to the East, however, were excluded from this rezoning, perhaps having been acquired by the applicant at a later date. As such, they have retained their most current zoning district classifications of R-3, Multiple-Family Residential, and B-2, Neighborhood Business District; the implication being that previous Subdivision of the property as a Future Development has resulted in a situation of split-zoning. Such a situation satisfies the condition that amending the Zoning Map would be appropriate inasmuch as the subdivision of land into building sites makes reclassification of the land necessary and desirable. Approving the Rezoning request would, therefore, be justified.

Finally, wetlands associated with Campground Creek occur on various portions of the site. Additionally, the site appears to be partially located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate

that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

RECOMMENDATION

Subdivision: Based on the preceding, and with a waiver of Section V.D.2. regarding lot widths, the Subdivision is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the right-of-way width on the Final Plat sufficient to provide 50' from the centerline of Girby Road;
- 2) retention of the 50' right-of-way widths along both Whitebark Drive and the proposed Pinyon Drive;
- 3) revision of the plat to illustrate 120' turnaround right-of-way diameters compliant with Section V.B.14. of the Subdivision Regulations at each terminus of the proposed Pinyon Drive;
- 4) placement of a note on the Final Plat stating the development of the private streets shall be in compliance with Section VIII of the Subdivision Regulations;
- 5) revision of the plat to label Magpie Drive for emergency access only;
- 6) placement of a note on the Final Plat stating that maintenance of the private streets is the responsibility of the property owners and not the City of Mobile;
- 7) placement of a note on the Final Plat stating that, if the private streets are not constructed and maintained to City standards inasmuch as they could ultimately be dedicated for public use and maintenance, then 100 percent of the cost of the improvements required to do so shall be assessed to the property owners at the time the private streets are dedicated;
- 8) revision of the plat to illustrate the sizes of all lots and common areas in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any dedication;
- 9) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;
- 10) revision of the plat to illustrate and label the 25' minimum building setback line along street frontages of all lots and common areas;
- 11) placement of a note on the Final Plat stating each lot and common area is limited to one curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 12) placement of a note on the Final Plat stating that direct access to Common Area 2 from Girby Road is denied;
- 13) retention of a note on the Final Plat stating that maximum site coverage is to be 50%;
- 14) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 15) 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 legible*

street names to the vicinity map. C) Label Common Area 1 on sheet 1 of 2. D) Show and label all flood zones on SHT 2 of 2. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 16) compliance with Traffic Engineering comments: *(Direct access to Girby Road is denied for all lots and common areas. Each lot and common area (as needed for maintenance) should be limited to one curb cut each with size, location and design to conform to AASHTO standards.);*
- 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 (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 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).);*
- 19) provision of two (2) revised PUD site plans to the Planning & Zoning Department prior to signing of the Final Plat;
- 20) completion of the Subdivision process prior to the approval of any land disturbing or building activities for new home construction;
- 21) approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and,
- 22) compliance with all applicable municipal Codes and Ordinances.

Planned Unit Development: Based on the preceding, staff recommends to the Planning Commission the following findings of fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of creative design in that it maintains the concept of the innovative subdivision of the overall site, which includes a gated community with a variety of housing options;
- b) the proposal promotes the objective of flexibility by facilitating denser infill of an existing Planned Unit Development, which is achieved by allowing greater site coverage;
- c) the proposal promotes the objective of efficient land use by limiting the development of the site to single- and two-family dwellings whose impact on the use of the land may be considered less demanding of resources than denser multi-family developments;
- d) the proposal promotes the objective of environment by maintaining 29± acres of common area, whereon no development is proposed at this time thus preserving the natural landscape;
- e) the proposal promotes the objective of open space by maintaining, as mentioned, 29± acres of common area; and,

- f) the proposal promotes the objective of public services by precluding itself from public street and waste management services in favor of private street maintenance and management.

The approval is subject to the following conditions:

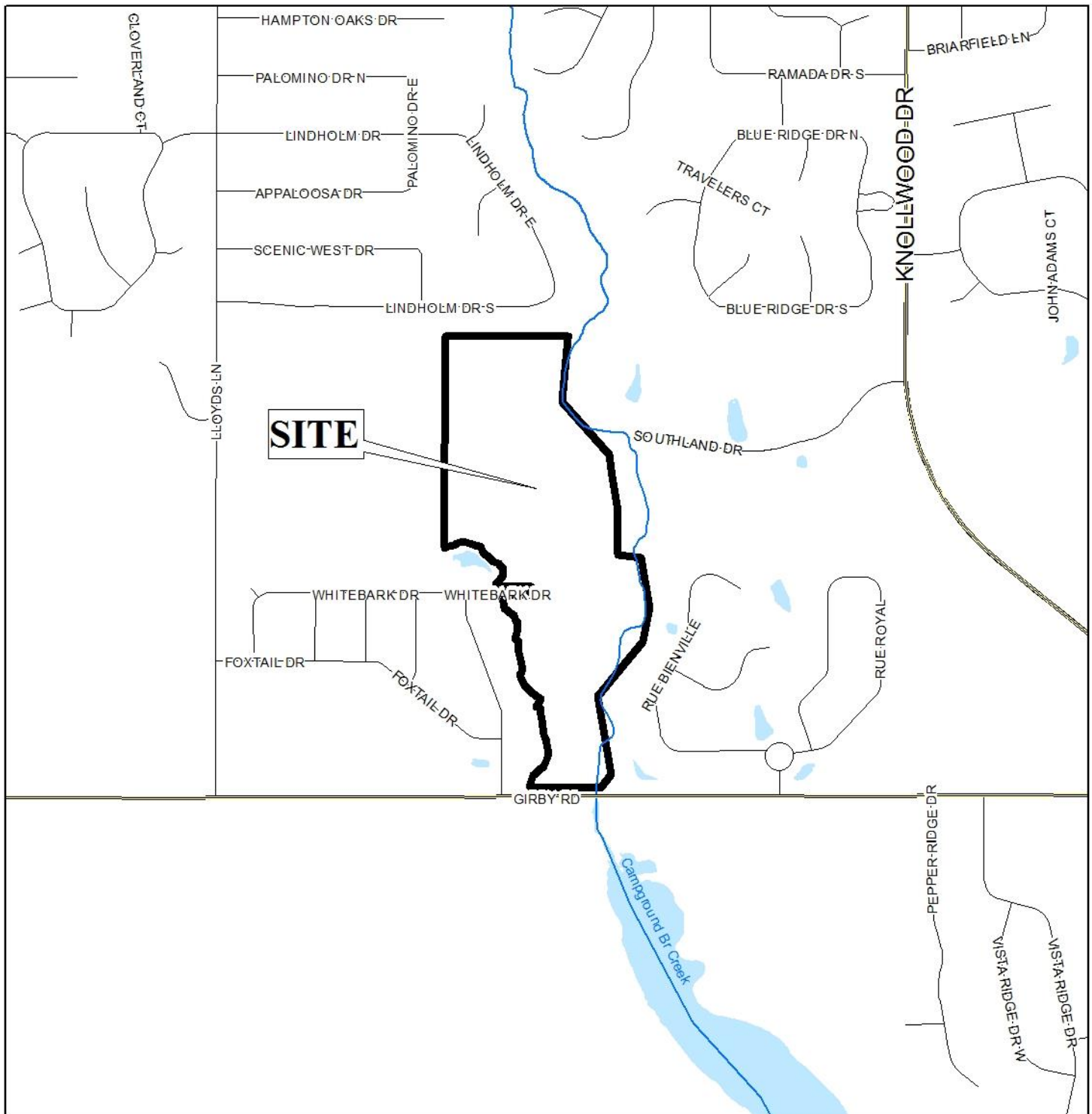
- 1) revision of the PUD site plan to illustrate 120' turnaround right-of-way diameters compliant with Section V.B.14. of the Subdivision Regulations at each terminus of the proposed Pinyon Drive;
- 2) revision of the PUD site plan to illustrate the sizes of all lots and common areas in both square feet and acres, or the provision of a table on the PUD site plan providing the same information, adjusted for any dedication;
- 3) placement of a note on the PUD site plan stating that the maintenance of all common areas is the responsibility of the property owners;
- 4) revision of the PUD site plan to illustrate and label the 25' minimum building setback line along street frontages of all lots and common areas;
- 5) retention of a note on the PUD site plan stating that maximum site coverage is to be 50%;
- 6) retention of the right-of-way width on the PUD site plan sufficient to provide 50' from the centerline of Girby Road;
- 7) retention of the 50' right-of-way widths along both Whitebark Drive and the proposed Pinyon Drive;
- 8) placement of a note on the PUD site plan stating the development of the private streets shall be in compliance with Section VIII of the Subdivision Regulations;
- 9) placement of a note on the PUD site plan stating that maintenance of the private streets is the responsibility of the property owners and not the City of Mobile;
- 10) placement of a note on the PUD site plan stating that, if the private streets are not constructed and maintained to City standards inasmuch as they could ultimately be dedicated for public use and maintenance, then 100 percent of the cost of the improvements required to do so shall be assessed to the property owners at the time the private streets are dedicated;
- 11) placement of a note on the PUD site plan stating each lot and common area is limited to one curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 12) placement of a note on the site plan stating that direct access to Common Area 2 from Girby Road is denied;
- 13) placement of a note on the PUD site plan stating no structures shall be constructed in any easement;
- 14) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) Any work performed in the existing Public 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 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). 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.);*
- 15) compliance with Traffic Engineering comments: *(Direct access to Girby Road is denied for all lots and common areas. Each lot and common area (as needed for maintenance) should be limited to one curb cut each with size, location and design to conform to AASHTO standards.);*
- 16) 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 (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 17) 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).);*
- 18) provision of two (2) revised PUD site plans to the Planning & Zoning Department prior to signing of the Final Plat;
- 19) completion of the Subdivision process prior to the approval of any land disturbing or building activities for new home construction;
- 20) approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and,
- 21) compliance with all applicable municipal Codes and Ordinances.

Rezoning: Based on the preceding, staff recommends Approval for rezoning to R-2, Two-Family Residence District, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) limited to an approved Planned Unit Development;
- 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and,
- 4) compliance with all applicable municipal Codes and Ordinances.

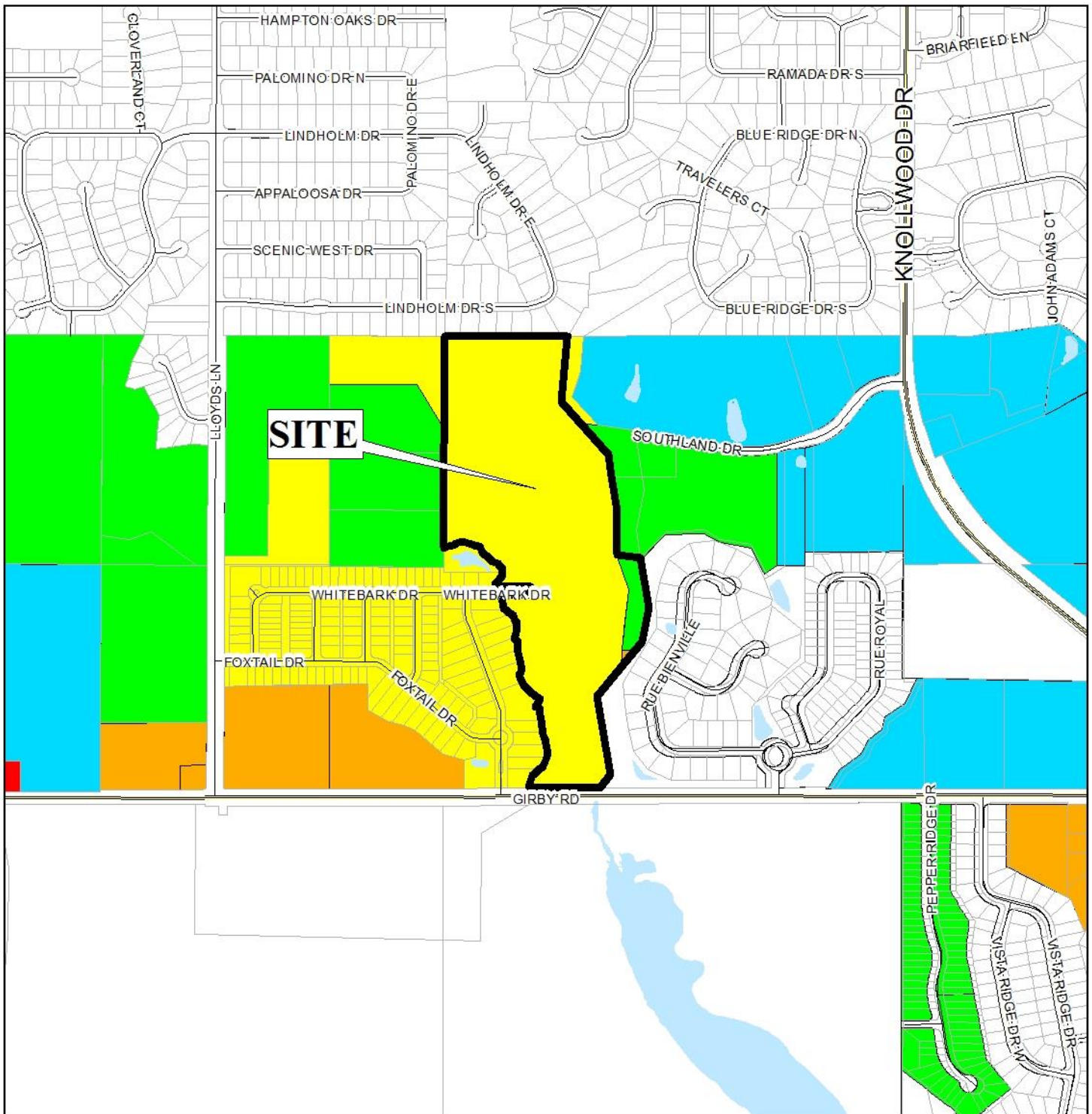
LOCATOR MAP



APPLICATION NUMBER 13 DATE March 15, 2018
 APPLICANT Longleaf Gates Subdivision, Phase Two
 REQUEST Subdivision, PUD, Rezoning from R-2, R-3 & B-2 to R-2



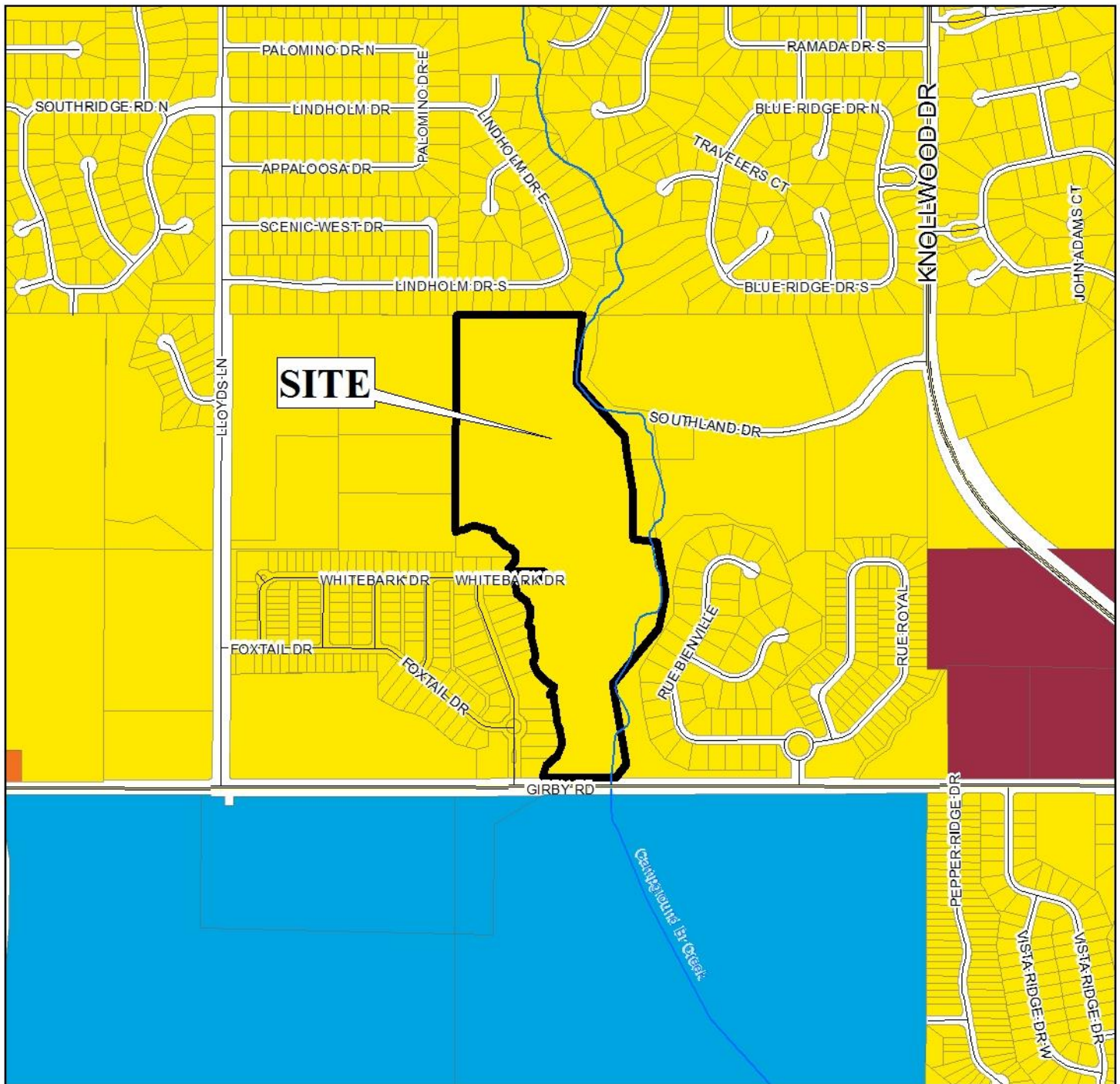
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

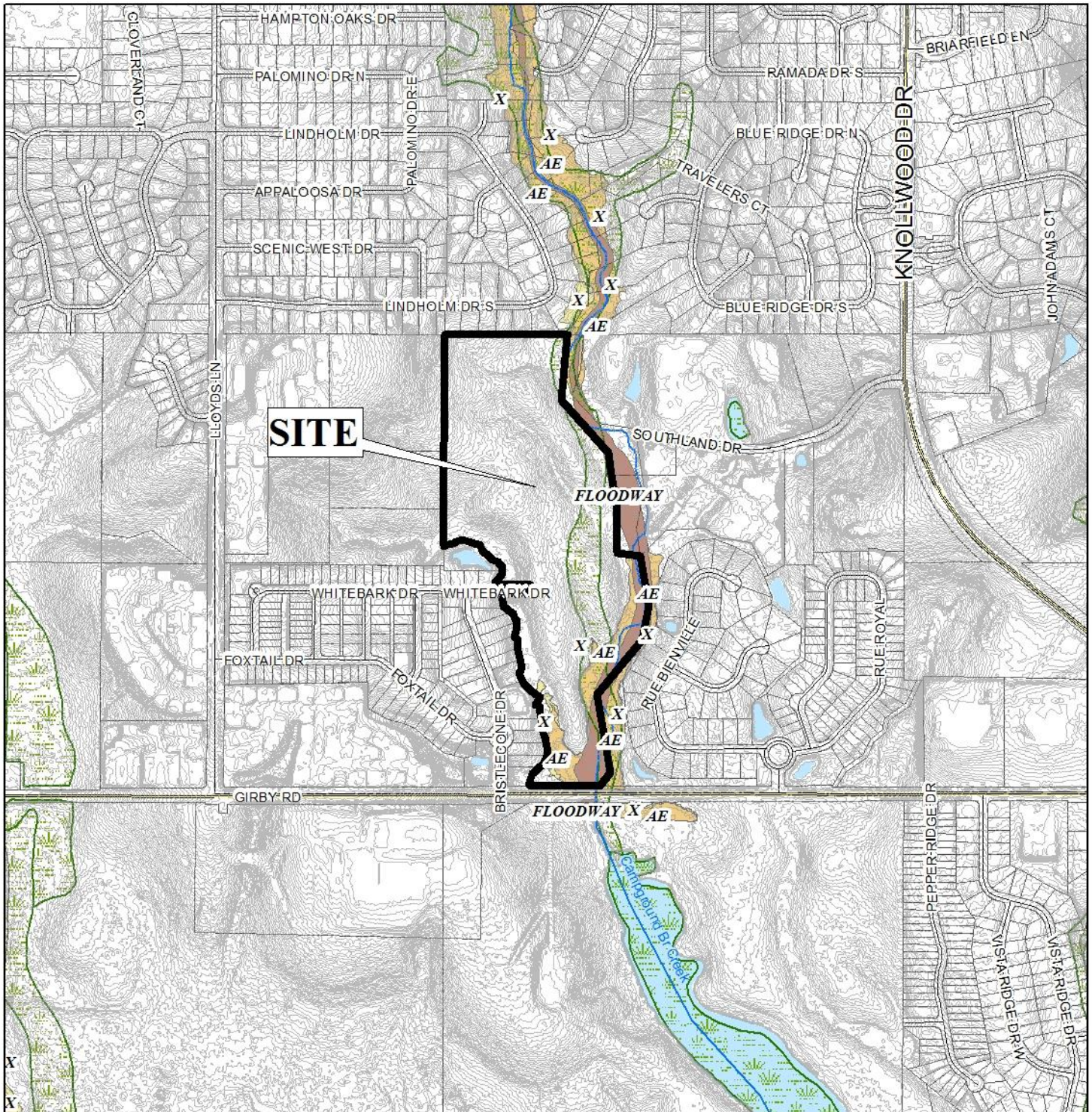


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



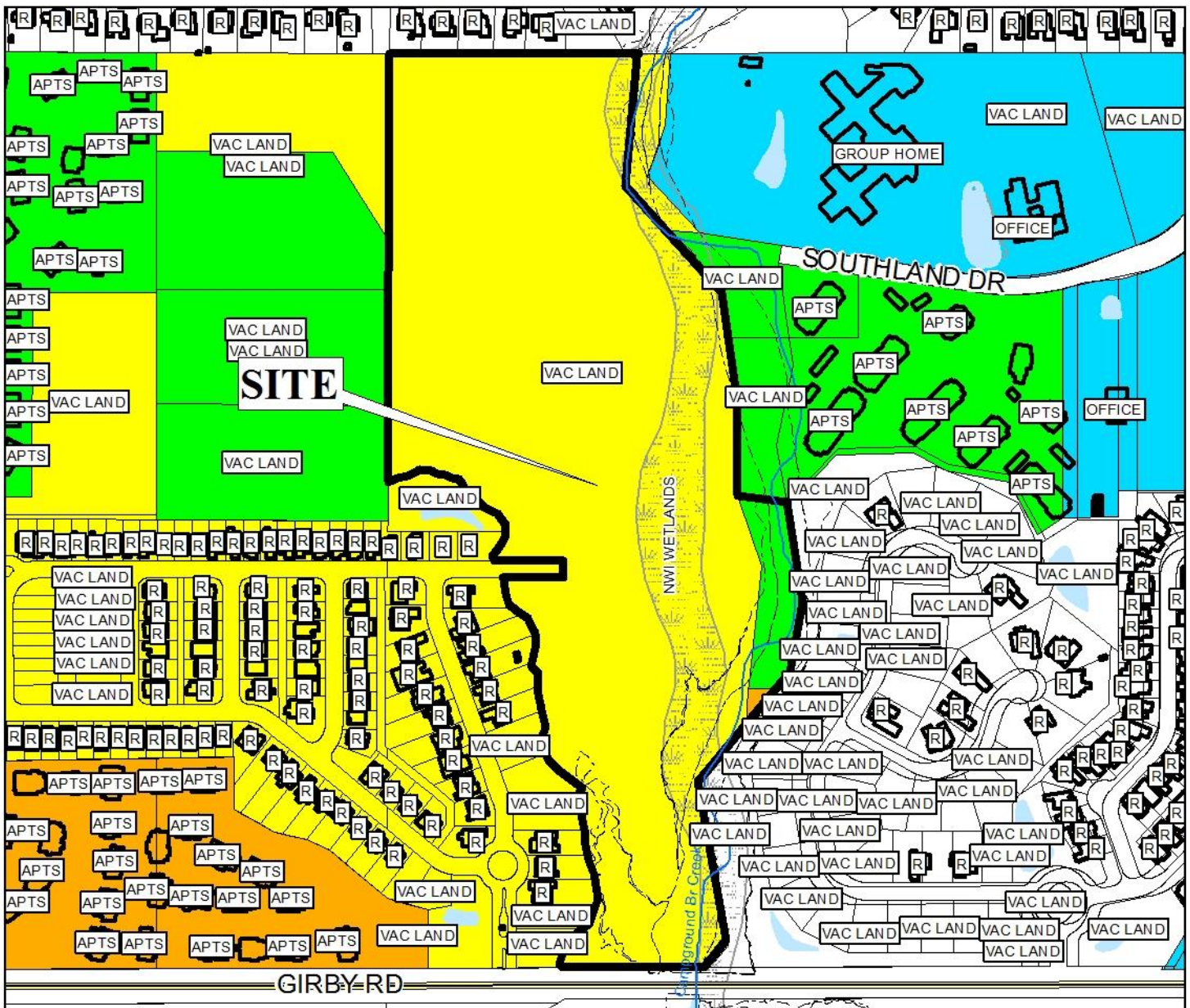
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



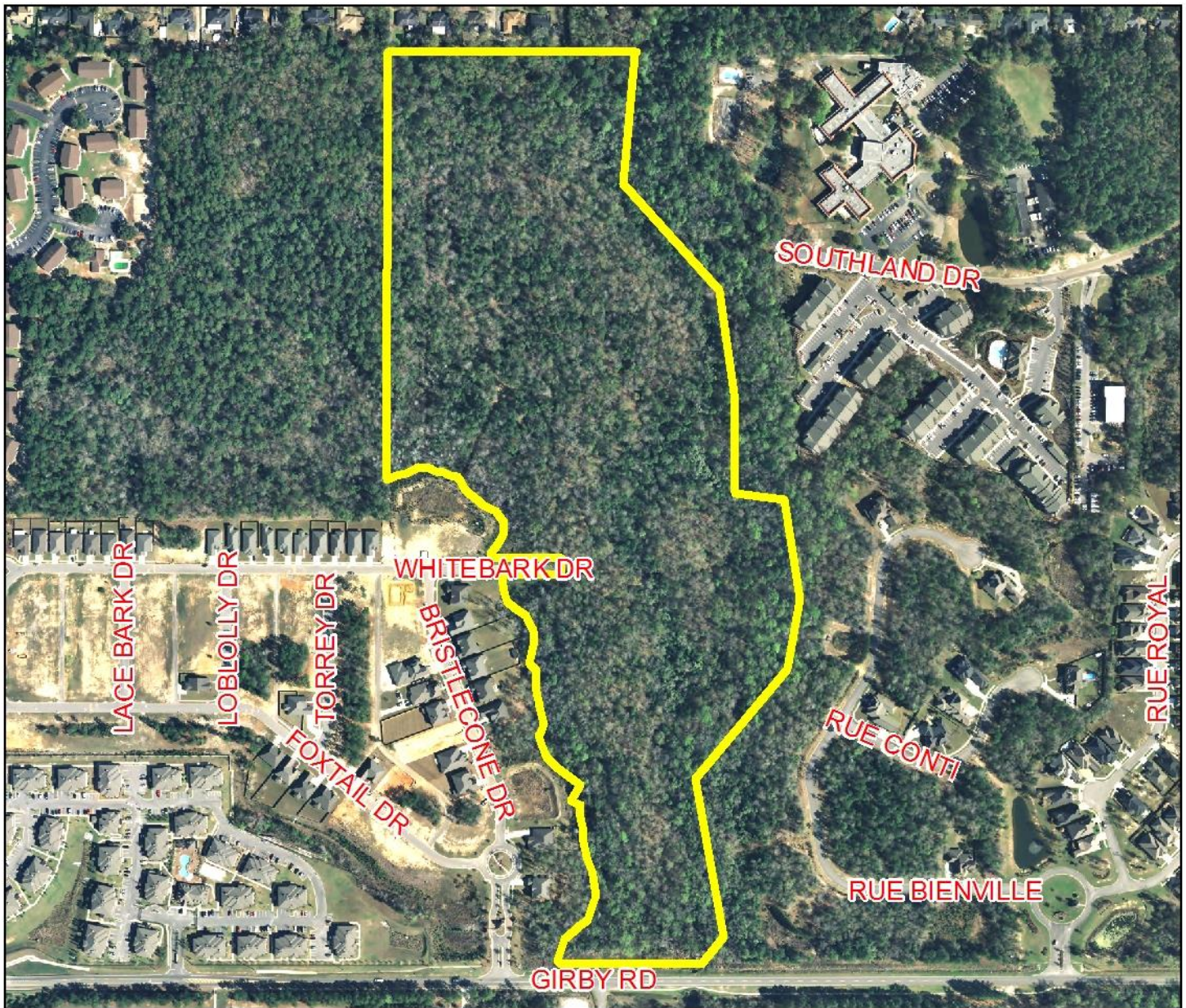
The site is surrounded by residential units.

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 REQUEST Subdivision, PUD, Rezoning from R-2, R-3 & B-2 to R-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

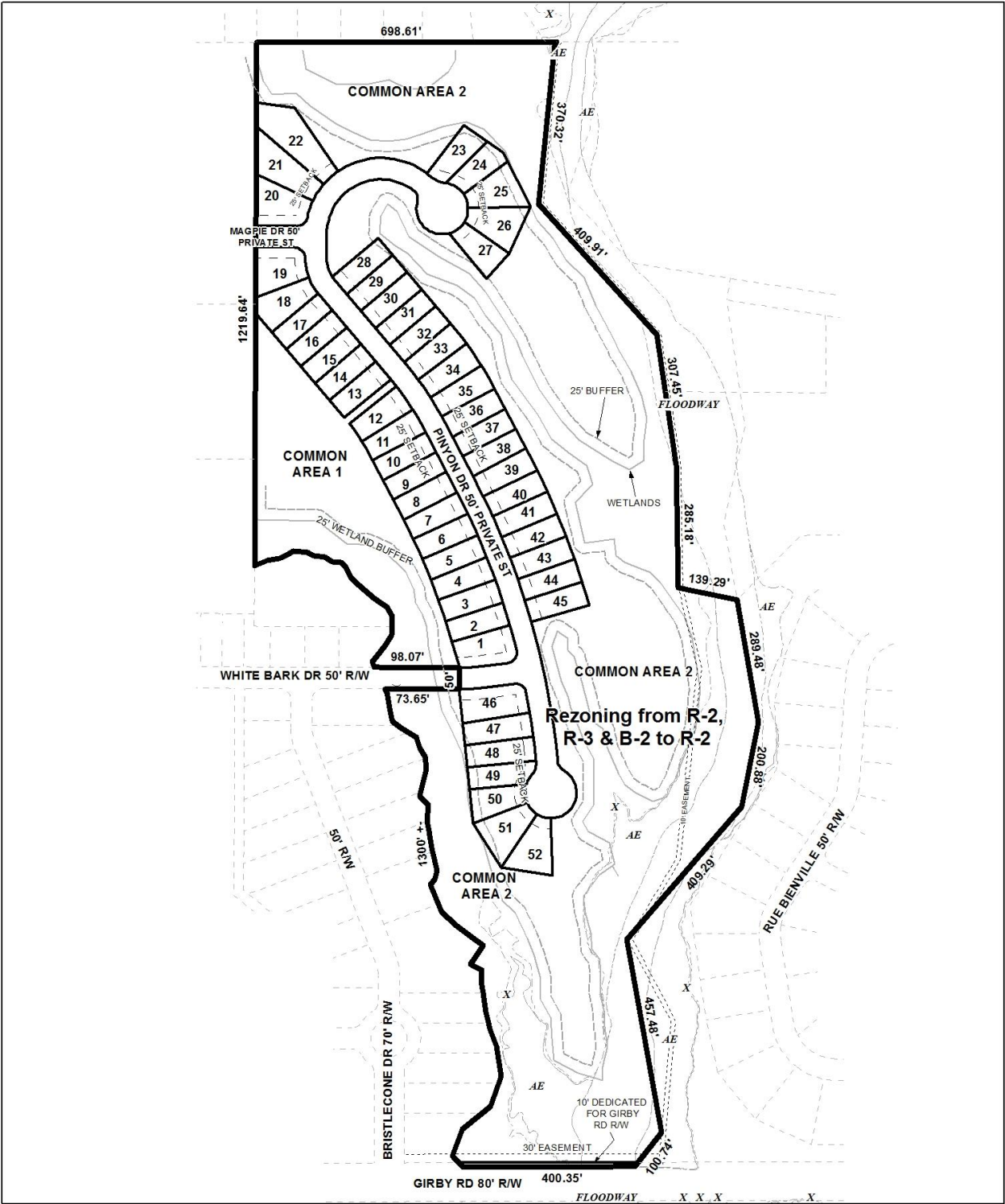


The site is surrounded by residential units.

APPLICATION NUMBER 13 DATE March 15, 2018
 APPLICANT Longleaf Gates Subdivision, Phase Two
 REQUEST Subdivision, PUD, Rezoning from R-2, R-3 & B-2 to R-2



SITE PLAN



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

APPLICATION NUMBER	13	DATE	March 15, 2018
APPLICANT	Longleaf Gates Subdivision, Phase Two		
REQUEST	Subdivision, PUD, Rezoning from R-2, R-3 & B-2 to R-2		

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