



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2021

S.E. Civil
c/o Thomas Larry Smith
880 Holcomb Blvd., Suite 2F
Fairhope, AL 36532

Re: 4234, 4250 & 4254 Halls Mill Road
(West side of Halls Mill Road at the West terminus of Alden Drive).
Council District 4
SUB-001445-2020
Pintail Place Subdivision, Replat
Number of Lots / Acres: 3 Lots / 4.9± Acres
Engineer / Surveyor: S. E. Civil Engineering & Surveying

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the dedication to provide 35' from the centerline of Halls Mill Road;
- 2) retention of the 25' minimum building setback line as measured from any dedicated right-of-way;
- 3) retention of the lot size labels in both square feet and acres, after required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) subject to 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 the recording data for the vacated Right-of-Way. C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential

Pintail Place Subdivision, Replat SUB-001445-2020
January 22, 2021

- for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D. Provide the Owner's (notarized) signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #86) LOTS 3A and 4A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 3A – 6,500 sf, LOT 4A –NONE. F. 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. G. Add a note 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. H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I. 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. J. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 7) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
 - 8) 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.);*
 - 9) completion of the Right-of-Way Vacation process for the unopened and unnamed public right-of-way prior to signing the Final Plat; and
 - 10) submission to and approval by Planning and Zoning of a revised PUD site plan prior to signing the Final Plat.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Pintail Place Subdivision, Replat SUB-001445-2020
January 22, 2021


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Pintail Properties, LLC & The Thompson Co. Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2021

S.E. Civil
c/o Thomas Larry Smith
880 Holcomb Blvd., Suite 2F
Fairhope, AL 36532

Re: **4234, 4250 & 4254 Halls Mill Road**

(West side of Halls Mill Road at the West terminus of Alden Drive).

Council District 4

PUD-001446-2020

Pintail Place Subdivision, Replat

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access and parking between the building sites.

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced Planned Unit Development:

After discussion, the Planning Commission determined 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 allows for the reconfiguration of an existing and developed site to meet the owner's needs;
- b. the proposal promotes the objectives of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because lot lines can be shifted and still retain shared access and parking as previously approved;
- 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 development), because the reconfiguration of the property boundaries does not require new construction on raw land;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the reconfiguration

Pintail Place Subdivision, Replat PUD-001446-2020
January 22, 2021

- of the property boundaries does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because only a small portion of the site will be subject to new paving; and
 - f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the requirement for street frontage dedication allows for future widening along Halls Mill Road and infrastructure improvements.

The Approval is subject to the following conditions:

- 1) retention of the 25' minimum building setback line as measured from any dedicated right-of-way required by the associated Subdivision;
- 2) retention of the lot size labels in both square feet and acres, after required dedication, or the furnishing of a table on the site plan providing the same information;
- 3) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 4) retention of the parking calculations on the site plan;
- 5) revision of the site plan to provide landscaping calculations;
- 6) revision of the site plan to provide tree plantings and calculations, to be coordinated with staff on the location of heritage trees;
- 7) revision of the site plan to provide either a 6' high privacy fence, or a 6' high, 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance, along the Western boundary of the site;
- 8) revision of the site plan to provide a public sidewalk along Halls Mill Road in the event the Sidewalk Waiver request is denied;
- 9) completion of the Right-of-Way Vacation process for the unopened and unnamed public right-of-way;
- 10) subject to the Engineering comments: *(1. Show the Proposed LOTS 3A and 4A instead of the existing parcels (lot 3, 4, and ROW). 2. Add the following notes to the PUD SITE PLAN: a. 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. 3. Retain NOTES #5, 6, 7, 9, and 10 as shown on the MOBILE CITY PUD SITE PLAN dated 11/23/2020.);*
- 11) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 12) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private*

Pintail Place Subdivision, Replat PUD-001446-2020
January 22, 2021

removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);

- 13) 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.);*
- 14) submission to and approval by Planning and Zoning of a revised PUD site plan prior to signing the Final Plat for the associated Subdivision; and
- 15) full compliance with all municipal codes and ordinances.


Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Pintail Properties, LLC & The Thompson Co., Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2021

S.E. Civil
c/o Thomas Larry Smith
880 Holcomb Blvd., Suite 2F
Fairhope, AL 36532

Re: 4234, 4250 & 4254 Halls Mill Road
(West side of Halls Mill Road at the West terminus of Alden Drive).
Council District 4
SUB-SW-001471-2020
Safety Plus (Larry Smith P.E., Agent)
Sidewalk Waiver request to waive construction of a sidewalk along Halls Mill Road.

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced request to waive the sidewalk along Halls Mill Road.

After discussion, the Planning Commission denied the request to waive construction of a sidewalk along Halls Mill Road, as it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Pintail Properties, LLC & The Thompson Co., Inc.