



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Abhishek Banerjee
2601 Cortez Dr, Unit 5208
Santa Clara, CA 95051

Re: 162 & 186 East Drive
(West side of East Drive, 130'± North of Sussex Drive extending to the East side of Center Street).
Council District 6
SUB-000724-2018 (Subdivision)
Villas at Spring Hill Subdivision
Lots /4.0± Acres

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

At its meeting on December 20, 2018, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) **verification of the right-of-way width of Center Drive, to be coordinated with Engineering, 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 size and Common Area size labels in both square feet and acres, adjusted for any required dedication; or the furnishing of a table on the Final Plat providing the same information;**
- 3) **placement of a note on the Final Plat stating that all lots are limited to a maximum site coverage of 50%;**
- 4) **revision of the Final Plat to label and dimension the 20' minimum building setback line along the fronts of Lots 10 through 15;**
- 5) **retention of the minimum building setback line along all street frontages on the Final Plat;**
- 6) **revision of the Final Plat to illustrate, label and dimension any reduced side and rear setback lines;**
- 7) **revision of the Final Plat to adjust the rear setback line for Lots 16 through 24 to be out of the 10' drainage easement;**

- 8) removal of all existing structures on the site after obtaining all necessary demolition permits prior to signing the Final Plat;
- 9) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 10) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 11) 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. Show and label the POB. C. Provide and label the monument set or found at each subdivision corner. D. Label the proposed ROW with a name. E. Label the proposed ROW as either PRIVATE or PUBLIC. F. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the east end of the UNNAMED PROPOSED ROW. G. Designate each Common Area with an individual designator (i.e. #1, A) H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 12) placement of a note on the Final Plat stating the revised Traffic Engineering comments: *[Each lot is limited to one curb cut to the proposed right-of-way. The common areas are denied any direct access from East Drive. Consideration should be given to the building layouts relative to the building layouts across the street (within the development). Backing out of driveways becomes very problematic if on street parking occurs opposite driveways. Parking restrictions may have to be implemented by the City (if public ROW) if access for public services is hindered (ex. garbage, fire access).];*

Villas at Spring Hill Subdivision
December 27, 2018

- 13) 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.];*
- 14) 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)];* and
- 15) submittal to and approval by Planning and Zoning of two (2) copies 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.


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: Catherine & Ken Walker
Janice Mosley
Polysurveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Abhishek Banerjee
2601 Cortez Dr, Unit 5208
Santa Clara, CA 95051

Re: 162 & 186 East Drive
(West side of East Drive, 130'± North of Sussex Drive extending to the East side of Center Street).
Council District 6
PUD-000723-2018 (PUD)
Villas at Spring Hill Subdivision

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

At its meeting on December 20, 2018, the Planning Commission considered Planned Unit Development Approval to allow reduced front and side yard setbacks for a proposed subdivision.

After discussion, the Planning Commission determined 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;
- 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.

The approval is subject to the following conditions:

- 1) verification of the right-of-way width of Center Drive and illustration of any 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 size and Common Area size labels in both square feet and acres, adjusted for any 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 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 15 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) revision of the site plan to label and dimension the 20' minimum building setback line along the fronts of Lots 10 through 15;
- 8) retention of the minimum building setback line along all street frontages on the site plan;
- 9) revision of the site plan to illustrate, label and dimension any reduced side and rear setback lines;
- 10) revision of the detail site plan for Lot 20 to remove the 5' minimum building setback line along the rear from within the drainage easement and relocate it to coincide with the 10' easement line;
- 11) placement of a note on the site plan stating that no structure may be constructed or placed within any easement;
- 12) placement of a note on the site plan stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 13) revision of the site plan to provide a public sidewalk along all street frontages, or the approval of a Sidewalk Waiver;
- 14) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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) placement of a note on the site plan stating the revised Traffic Engineering comments: *[Each lot is limited to one curb cut to the proposed right-of-way. The common areas are denied any direct access from East Drive. Consideration should be given to the building layouts relative to the building layouts across the street (within the development). Backing out of driveways becomes very problematic if on street parking occurs opposite driveways. Parking restrictions may have to be implemented by the City (if public ROW) if access for public services is hindered (ex. garbage, fire access).];*
- 16) 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.];*
- 17) 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)];* and
- 18) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan, prior to signing the Final Plat for the Subdivision.


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: Catherine & Ken Walker
Janice Mosley
Polysurveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Abhishek Banerjee
2601 Cortez Dr, Unit 5208
Santa Clara, CA 95051

Re: 162 & 186 East Drive
(West side of East Drive, 130'± North of Sussex Drive extending to the East side of Center Street).
Council District 6
ZON-000725-2018 (Rezoning)
Abhishek Banerjee

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

At its meeting on December 20, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-2, Two-Family Residence District.

After discussion, the Planning Commission voted to recommend Approval of a change in zoning to the City Council, subject to the following conditions:

- 1) **completion of the Subdivision process; and**
- 2) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$ 281.35. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.


Abhishek Banerjee
December 27, 2017

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: Catherine & Ken Walker
Janice Mosley
Polysurveying