



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Donnie Stovall
Engineering Design Group, LLC.
1000 E. Laurel Avenue
Foley, Alabama 36535

Re: 625, 635, 645, 655, 665, 675, and 685 Dawes Road
SUB-003056-2024
Colony Woods Townhomes Subdivision
Engineering Design Group, LLC
District 6
Subdivision of 64 lots, 8.01± acres

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

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

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

1. Retention of the dedication along Glider Avenue;
2. Retention of the rights-of-way along all street frontages on the Final Plat;
3. Retention of the 18-foot minimum front setback on the Final Plat;
4. Provision of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
5. Removal of all side and rear yard setbacks from the Final Plat;
6. Depiction of all easements on the Final Plat;
7. Placement of a note on the Final Plat stating that the streets are privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7);
8. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment

shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9) of the Subdivision Regulations;

9. Per Section 9.D.1(b)(6), prior to signing of the plat, the applicant is to present a legal document to the Planning and Zoning Department to run as a covenant with the land providing for continuing maintenance of the private streets by an owners' association, or other entity, granting rights of ingress and egress for emergency and utility maintenance vehicles, and holding harmless the city from damages to any owner within the subdivision arising, or which may arise, out of the existence of the private streets. This document shall be approved by the City Attorney or their designee as to form and legality and shall be property executed and recorded simultaneously with the Final Plat in the records of Mobile County Probate Court;
10. In compliance with Section 9.D.1(b)(8), a sign shall be posted and maintained at the entrance to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards with blue backgrounds and white legends. The signs shall be made to city standards, and the names of the private streets must be approved by the City Engineer;
11. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
12. Compliance with all Engineering comments noted in the staff report;
13. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
14. Compliance with all Urban Forestry comments noted in the staff report; and
15. Compliance with all Fire Department comments noted in the staff report.

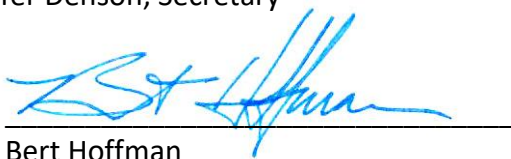
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning

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