



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

Amanda Crose  
Elliott Land Developments, LLC.  
1402 Pass Road  
Gulfport, Mississippi 39501

Re: 1408 Cody Road North  
SUB-003211-2025  
The Villas at Cody Crossing Subdivision  
Amanda Crose, Elliott Land Developments, LLC.  
District 7  
Subdivision of 229 lots, 16.44± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.2(a) and 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 50-feet from the from the centerline of Cody Road;
2. Dedication to provide 25-feet from the from the centerline of Victor Road;
3. Approval of the proposed street names by the City Engineer, with any streets labeled on the Final Plat;
4. Provision of signs at the entrances to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards;
5. Revision of the plat to illustrate the applicable utility easements, per Section 9.D.1(b)(4) of the Subdivision Regulations;
6. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, in compliance with Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;
7. 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, in compliance with Section 9.D.1(b)(9) of the Subdivision Regulations;
8. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, prior to signing of the Final Plat;

**SUB-003211-2025 The Villas at Cody Crossing Subdivision**

**February 21, 2025**

9. Placement of a note on the Final Plat stating that Lots 1-24 and Lot 29 are denied direct access to Cody Road North;
10. Revision of the plat to label each lot with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
11. Revision of the plat to label each common area with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
12. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
13. Revision of the plat to illustrate a 25-foot front yard setback along each proposed street, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-6.E. of the Unified Development Code, or acquisition of the necessary variances;
14. Compliance with all Engineering comments noted in the staff report;
15. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
16. Compliance with all Urban Forestry comments noted in the staff report;
17. Compliance with all Fire Department comments noted in the staff report; and
18. Full compliance with all other codes and ordinances.

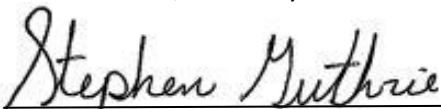
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

Ms. Jennifer Denson, Secretary

By: 

Stephen Guthrie

Deputy Director of Planning and Zoning