



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

Twilley Builders, Inc.
Rick Twilley, President
P.O. Box 850669
Mobile, Alabama 36685

Re: East terminus of Leighton Place
Council District 4
SUB-001027-2019 (Subdivision)
Leighton Village

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

At its meeting on September 5, 2019, 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 50' right-of-way width for Leighton Place Drive;
- 2) Illustration of the minimum building setback for each lot;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note stating that no structure shall be erected in any easement;
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 access for public services is hindered (ex. garbage, fire access).”*);
- 6) 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.*

Check and revise the written description for the proposed 30 LOT subdivision. It appears to include LOT 31 which is not shown as part of the subdivision boundary and is not included in the application. C. Revise the written subdivision boundary description to include only the BOUNDARY of the subdivision. It appears to include all the LOTS and Common Areas but not the proposed ROW. D. Show an MFFE for each LOT located within the 2019 Preliminary X(S) flood zone. According to the preliminary 2019 FEMA map a number of lots within this parcel are proposed to be located within an x (shaded) flood zone when the maps are adopted and become effective. Any change to a flood zone may necessitate additional City of Mobile code requirements including, but not limited to, enforcement of the base flood elevation. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. The proposed road must be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. J. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. K. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N 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."

- 7) **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). 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.); and*
- 8) **Compliance with Fire Department comments and placement of a note:** *(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).*

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.

Leighton Village
September 13, 2019

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: Richard L. Patrick, P. L. S.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

Twilley Builders, Inc.
P.O. Box 850669
Mobile, Alabama 36685

Re: East terminus of Leighton Place
Council District 4
PUD-000971-2019 (Planned Unit Development)
Leighton Village (Rick Twilley)

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

At its meeting on September 5, 2019, 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 is the continuation of an existing development;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the current site has land that is developable; and
- 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 redevelopment), because it is allowing the second phase of existing residential development.

The Approval is subject to the following conditions:

- 1) Placement of a note stating that the maintenance of all common areas shall be the responsibility of the property owners and not the City of Mobile;
- 2) Retention of the lot sizes in square feet and acres;
- 3) Retention of 20' minimum building setback lines along Leighton Place Drive;
- 4) Retention of the 50' right-of-way width on PUD site plan;

Leighton Village (Rick Twilley) PUD
September 13, 2019

- 5) Placement of a note on the PUD site plan stating that, as a condition of the continuation of private street status, the private access gate must remain operational and in use
- 6) Placement of a note on the PUD site plan stating that no structures shall be erected in any easements;
- 7) Provision of sidewalks along all new streets within the development at the time of new home construction;
- 8) Compliance with Engineering comments: *“(1. Retain NOTES 8-15 as shown on the revised drawing (8-8-19) submitted. 2. Label the revised drawing (8-8-19) that was submitted as PUD SITE PLAN)”*;
- 9) Placement of a note on the site plan stating the following Traffic Engineering comments: *“(Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 access for public services is hindered (ex. garbage, fire access).”*;
- 10) 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). 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.”*;
- 11) compliance with Fire 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
- 12) full compliance with all other 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: Richard L. Patrick, P. L. S.