

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Archbishop of Mobile
400 Government St.
Mobile, AL 36602

Re: Case #SUB2010-00075 (Subdivision)
Saint Ignatius Parish Subdivision, Resubdivision of
3650 Springhill Avenue
(Northwest corner of Springhill Avenue and Tuthill Lane).
1 Lot / 13.3± Acre

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat and site plan to reflect dedication of right-of-way along Spring Hill Avenue (50-feet from centerline) and Knowles Street (25-feet from centerline), including a corner radius for that portion of the site not previously subdivided;**
- 2) revision of the plat and site plan to depict and label the 25-foot minimum building setback from all open public rights-of-way;**
- 3) placement of a note on the plat and site plan stating the site is limited to an approved Planned Unit Development and Planning Approval site plan;**
- 4) compliance with revised Engineering comments: *(There is evidence that the existing receiving drainage system on Knowles St. may be undersized and therefore additional detention and/or flow restriction measures are required on the St. Ignatius property to mitigate damages to downstream properties. It appears that the existing release rate from the detention pond is greater than the Knowles St. drainage system can handle, therefore additional detention and a reduced release rate will be required (at a minimum). Analysis of the Knowles St. drainage system will be required and proper detention/release rate implemented for any release into the Knowles St. drainage system. Must***

- comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 5) **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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the four Live Oak Trees along Spring Hill Avenue from East to West; 42", 54", 40", and 42" Live Oaks. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Future development will require a revised landscape plan showing required trees for the entire school campus.);*
 - 6) **placement of a note on the plat and site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities; and,**
 - 7) **submission of a revised PUD and Planning Approval site plan to the Planning Section of Urban Development 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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Clark, Geer & Latham

MOBILE CITY PLANNING COMMISSION AGENDA

OCTOBER 21, 2010 - 2:00 P.M.

AUDITORIUM, MOBILE GOVERNMENT PLAZA

NEW SUBDIVISION APPLICATIONS:

5. **Case #SUB2010-00113**
Evonne & Leon Grimes Estates Subdivision
9515 Magnolia Road
(East side of Magnolia Road, 290'± South of Half Mile Road).
Number of Lots / Acres: 2 Lots / 5.8± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

6. **Case #SUB2010-00114**
Edward & Cynthia Dunn Subdivision
2704 Warsaw Avenue
(North side of Warsaw Avenue, 50'± West of Main Street).
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

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 61-929 and City Code Chapters 57 and 64).

NEW PLANNED UNIT DEVELOPMENT APPLICATIONS:

7. **Case #ZON2010-02363**
Grant Harkness
1607 E I-65 Service Road South
(East side of East I-65 Service Road South, 820'± North of I-65 Commerce Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking.
Council District 5

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 61-929 and City Code Chapters 57 and 64).

NEW ZONING APPLICATIONS:

8. Case #ZON2010-02362
Mayo Blackmon
1446 Navco Road
(West side of Navco Road, 255'± South of McVay Drive North).
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District to allow a garage apartment.
Council District 4

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 61-929 and City Code Chapters 57 and 64).

GROUP APPLICATIONS:

9. Case #SUB2010-00107 (Subdivision)
(&10 **South Jones Subdivision**
&11) 1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Number of Lots / Acres: 2 Lots / 3.4± Acres
Engineer / Surveyor: Erdman Surveying, Inc.
Council District 2

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 61-929 and City Code Chapters 57 and 64).

10. Case #ZON2010-02356 (Planned Unit Development)
(&9 **South Jones Subdivision**
&11) 1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Planned Unit Development Approval to allow shared access and multiple buildings on a single building site.
Council District 2

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 61-929 and City Code Chapters 57 and 64).

- 11. Case #ZON2010-02357 (Rezoning)**
(&9 Douglas Roy Parker, III)
&10) (Southeast corner of Telegraph Road and New Bay Bridge Road).
Rezoning from I-1, Light Industry District, and B-2, Neighborhood Business District, to I-1, Light Industry District, to eliminate split zoning.
Council District 2

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 61-929 and City Code Chapters 57 and 64).

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Archbishop of Mobile
400 Government St.
Mobile, AL 36602

Re: Case #ZON2010-01598 (Planning Approval)
Saint Ignatius Parish Subdivision, Resubdivision of
3650 Springhill Avenue
(Northwest corner of Springhill Avenue and Tuthill Lane).
Planning Approval for the Master Plan of an existing Church and School in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered for Planning Approval for the Master Plan of an existing Church and School in an R-1, Single-Family Residential District.

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

- 1) revision of the plat and site plan to reflect dedication of right-of-way along Spring Hill Avenue (50-feet from centerline) and Knowles Street (25-feet from centerline), including a corner radius for that portion of the site not previously subdivided (the greenspace area);**
- 2) revision of the plat and site plan to depict and label the 25-foot minimum building setback from all open public rights-of-way;**
- 3) revision of the site plan to depict and label a 10-foot minimum building setback and buffer from all other property boundaries that are not open public rights-of-ways;**
- 4) revision of the site plan to depict a sidewalk along Knowles Street, or submission of an application for a Sidewalk Waiver;**
- 5) revision of the site plan to depict any existing or proposed gated driveway entries or walls;**
- 6) provision of a 6-foot high wooden privacy fence for the greenspace area at the 25-foot street setback and 10-foot buffer setback lines on the South, West**

- and North sides, removing the existing fence along Spring Hill Avenue with permits, prior to the use of the space;
- 7) provision of frontage trees for the greenspace area along Spring Hill Avenue and Knowles Street, to be coordinated with Urban Forestry;
 - 8) removal of barbed-wire from the existing fence along Knowles Street, or application for a variance to allow the barbed-wire to remain;
 - 9) placement of a note on the site plan stating that a Traffic Impact Study will be required prior to the construction of any new buildings on the site, to be submitted to Traffic Engineering and Planning at least 2 months prior to the anticipated new construction;
 - 10) placement of a note on the plat and site plan stating that the site is limited to an approved Planned Unit Development and Planning Approval site plan;
 - 11) placement of a note on the site plan stating that lighting of the site and parking areas will comply with Sections 64-6.A.3.c. and 64-4.A.2. of the Zoning Ordinance;
 - 12) compliance with *revised Engineering comments: (There is evidence that the existing receiving drainage system on Knowles St. may be undersized and therefore additional detention and/or flow restriction measures are required on the St. Ignatius property to mitigate damages to downstream properties. It appears that the existing release rate from the detention pond is greater than the Knowles St. drainage system can handle, therefore additional detention and a reduced release rate will be required (at a minimum). Analysis of the Knowles St. drainage system will be required and proper detention/release rate implemented for any release into the Knowles St drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
 - 13) 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the four Live Oak Trees along Spring Hill Avenue from East to West; 42", 54", 40", and 42" Live Oaks. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Future development will require a revised landscape plan showing required trees for the entire school campus.);*
 - 14) placement of a note on the plat and site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities;
 - 15) submission of a revised PUD site plan to the Planning Section of Urban Development prior to signing the final plat;
 - 16) at the time of application for permit(s), the applicant is to submit letters of notification of permit submission, which are to be mailed to residents of Knowles Street as notified for these applications at the applicant's expense,

Case #ZON2010-01598 (Planning Approval)
Saint Ignatius Parish Subdivision, Resubdivision of
October 22, 2010

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**to the Planning Section of Urban Development (letters to be date stamped by
the Planning Section when received); and,
17) full compliance with all other municipal codes and ordinances.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Clark, Geer & Latham