



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Re: 600 Fisher Street
(South terminus of Fisher Street, 125'± South of Cotton Street).
Council District 1
SUB2015-00016
J.B. Properties and Investment, LLC Subdivision
1 Lot / 6.4± Acres

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

At its meeting on May 07, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Depiction of all easements on the Final Plat, along with a note stating that no permanent structure(s) can be placed or constructed in any easement;
- 2) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 3) Placement of a note on the Final Plat stating: (No future subdivision is allowed until additional frontage is provided along a paved, public or private street.);
- 4) Placement of a note on the Final Plat stating: *(The lot is limited to the existing curbs, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 5) Compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish*

the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) **Compliance with Traffic Engineering comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 61-929 and City Code Chapters 57 and 64).);*
- 8) **Compliance with Fire Department comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 9) **Completion of the Subdivision process prior any requests for Land Disturbance.**

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 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 marine.karapetyan@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: 

Richard Olsen
Deputy Director of Planning

cc: First Bank & Trust



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Re: 600 Fisher Street

(South terminus of Fisher Street, 125'± South of Cotton Street).

Council District 1

ZON2015-00395 (Rezoning)

Lawler and Company

Rezoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.

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

At its meeting on May 07, 2015, the Planning Commission considered your request for a change in zoning from I-1, Light-Industry District, to I-2, Heavy Industry District, to allow the operation of a scrap metal recycling facility to include automotive salvage yard.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) **Subject to the Voluntary Use Restrictions as submitted, and attached to the rezoning amendment;**
- 2) **Hours of operation limited to 8:00 AM to 4:00 PM, as stated at the Planning Commission meeting;**
- 3) **Compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*)**
- 4) **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)*);**

May 11, 2015

- 5) **Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3); and*
- 6) **Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$434.60. 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.

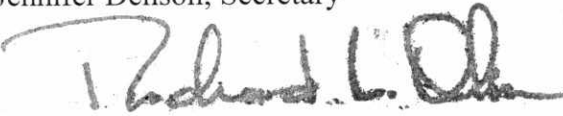
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: First Bank & Trust



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Lawler and Company
P.O. Box 1135
Theodore, AL 36590

Re: 600 Fisher Street

(South terminus of Fisher Street, 125'± South of Cotton Street).
Council District 1

ZON2015-00816 (Planning Approval)

Lawler and Company

Planning Approval to allow an automotive wrecking facility in an I-2,
Heavy Industry District.

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

At its meeting on May 07, 2015, the Planning Commission considered for Planning Approval a request to allow an automotive wrecking facility in an I-2, Heavy Industry District.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) **Subject to the Voluntary Use Restrictions as submitted, and attached to the rezoning amendment;**
- 2) **Hours of operation limited to 8:00 AM to 4:00 PM, as stated at the Planning Commission meeting;**
- 3) **Compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*)**
- 4) **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)*);**
- 5) **Compliance with Fire Department Comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009***

Lawler and Company PA
May 11, 2015

International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3); and


6) Full compliance with all 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

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: First Bank & Trust