



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Daniel Clark
P. O. Box 2039 Main Street
Daphne, AL 36526

Re: 7205 Bellingrath Road
(East side of Bellingrath Road at the East terminus of Will Casher Lane).
Council District 4
SUB2015-00089 (Subdivision)
Mack Manufacturing Subdivision, Resubdivision of
1 Lot / 10.9± Acres

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

At its meeting on September 17, 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) retention of the minimum building setback line of 45', as depicted on the preliminary plat;
- 2) placement of a note on the Final Plat stating that the lot is limited to the existing curb-cut, with any changes to the size or design to be approved by Traffic Engineering and to comply with AASHTO standards;
- 3) retention of the lot label with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;
- 5) compliance with the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add the date of the FEMA flood map to note #10. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and*

**Mack Manufacturing Subdivision, Resubdivision of
September 22, 2015**

Traffic Engineering signatures. D. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 the 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 the Fire Department 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)];*
- 9) submission of two copies of an approved PUD site plan prior to signing the Final Plat; and
- 10) completion of the Subdivision process prior to any request for permits related to the proposed expansion.

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: 
Bert Hoffman, Planner II

cc: Mack Manufacturing
Smith Kolb & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Daniel Clark
11141 U. S. 31
Spanish Fort, AL 36527

Re: 7205 Bellingrath Road
(East side of Bellingrath Road at the East terminus of Will Casher Lane).
Council District 4
ZON2015-01728 (Planned Unit Development)
Mack Manufacturing Subdivision, Resubdivision of

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

At its meeting on September 17, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site, accommodate existing and future businesses and reduced front landscaping requirements.

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

- 1) placement of a note on the site plan stating that all sandblasting activities will be performed within the existing enclosed building;
- 2) retention of the wooded buffer areas to the East and South of the proposed expansion;
- 3) placement of a note on the site plan stating that future residential development adjacent to the site will require full compliance with the buffering requirements of Section 64-4.D.1. where the site abuts residential uses;
- 4) provision of 15 heritage trees within the 25' setback area along the street frontage, adjusted for the future widening of Bellingrath Road;
- 5) retention of the parking bumpers or landscape timbers as shown on the site plan as protection for required landscaped areas;
- 6) retention of the lot label with its size in square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 7) placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;
- 8) revision of the site plan to indicate dumpster compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 9) retention of the 45' setback line from the current right-of-way line along Bellingrath Road;

Mack Manufacturing PUD
September 22, 2015

- 10) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 11) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 12) compliance with the 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).];*
- 13) compliance with the Fire Department 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)];*
- 14) submission of two copies of a revised PUD site plan prior to the signing of the Final Plat for the Subdivision; and
- 15) 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: _____


Bert Hoffman, Planner II

cc: Mack Manufacturing, Inc.
Smith Kolb & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Daniel Clark
11141 U. S. 31
Spanish Fort, AL 36527

Re: 7205 Bellingrath Road
(East side of Bellingrath Road at the East terminus of Will Casher Lane).
Council District 4
ZON2015-01681 (Rezoning)
Daniel Clark

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

At its meeting on September 17, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-2, Heavy-Industry District, to accommodate and existing and future businesses.

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

- 1) **limited to an approved Planned Unit Development;**
- 2) **completion of the Subdivision process; and**
- 3) **subject to full compliance with all other municipal codes and ordinances, including the appropriate permitting of all proposed work.**

The advertising fee for this application is \$305.80. 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.

Daniel Clark REZ
September 22, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____
Bert Hoffman, Planner II

cc: Mack Manufacturing, Inc.
Smith Kolb & Associates