



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: 7205 Bellingrath Road
400 Bay Bridge Road & 2201 Paper Mill Road
(Northwest corner of Bay Bridge Road, and Paper Mill Road, extending to Paper Mill Road Extension and Northwest corner of Paper Mill Road and Paper Mill Road Extension extending to the South side of Shelby Street and extending to the East side of Tin Top Alley and Northeast corner of Paper Mill Road and Shelby Street).
Council District 2
SUB2015-00026 (Subdivision)
Pender Ridge Subdivision
4 Lots / 10.4± Acres

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

At its meeting on October 1, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, with a waiver of Section V.D.8. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication, sufficient to provide 30', as measured from the centerline of Tip Top Aly and Shelby Street for Lots 2 and 3;**
- 2) **Revision of the lot size information and 30' minimum building setback line to reflect dedication;**
- 3) **Placement of a note on the Final Plat stating: (No permanent structure(s) can be placed or constructed in any easement);**
- 4) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 5) **Placement of a note on the Final Plat stating: Lot 1 should be denied access to Edwards Street and the unopened right-of-way of Wiley Lane and be**

limited to the existing two curb-cuts. Lot 2 should be limited to the existing curb-cuts. Lot 3 should be denied access to Shelby Street and be limited to two curb-cuts. Lot 4 should be denied access to Paper Mill Road and Peace Lane and be limited to the existing curb-cuts. The size, design and location of new curb-cuts and any changes to the existing curb-cuts are to be approved by Traffic Engineering (and ALDOT, where appropriate) and conform to AASHTO standards;

- 6) 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. 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 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #64) the Lot(s) 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. D. Show remainder of Parcel R022208440020031 (to the northwest side of Lot 1). E. Show limits and/or clarify area labeled "GREEN BELT BUFFER". F. 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. G. Add a vicinity map. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature. L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #64) the Lot(s) 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. M. Show limits and/or clarify area labeled "GREEN BELT BUFFER". N. Provide the Planning Commission and Traffic

Pender Ridge Subdivision
October 5, 2015

- Engineering signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) **Compliance with Traffic Engineering comments (Lot 1 is denied access to Edwards Street and Wiley Lane and Lot 3 is denied access to Shelby Street. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
 - 8) **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).);**
 - 9) **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**
 - 10) **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: Chippewa Lakes, LLC



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Council District 2
ZON2015-00515 (Rezoning)
Cowles, Murphy, Glover & Associates

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

At its meeting on October 1, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

After discussion, the Planning Commission heldover this application until the December 17, 2015 meeting at the applicant's request, to allow time to review the proposed Africatown Plan.

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: Chippewa Lakes, LLC