



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2021

Dobbins Group  
Attn: Thornton Ratcliff  
2914 Linden Ave.  
Birmingham, AL 35209

**Re: 4612 Spring Hill Avenue**  
(North terminus of an unnamed public street, 220' ± North of Spring Hill Avenue).  
Council District 7  
**SUB-001473-2020**  
**Carondolet Subdivision**  
**Number of Lots / Acres:** 1 Lot / 19.3± Acres  
**Engineer / Surveyor:** Sawgrass Engineering

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Sections V.D.9. and V.B.14. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:**

- 1) Either revision of the Final Plat to label the right-of-way width for Spring Hill Avenue as 100 feet or remove the right-of-way width label for Spring Hill Avenue;
- 2) Completion of the Vacation process through the City Clerk's office prior to signing of the Final Plat;
- 3) Revision of the Final Plat to clearly label the streets as private;
- 4) Retention of the lot size label in both square feet and acres on the Final Plat or the furnishing of a table providing the same information;
- 5) Retention of all recorded easements on the Final Plat and placement of a note stating that no structures shall be constructed within any easement without the permission of the easement holder;
- 6) Placement of a note stating that maintenance of the common area is the sole responsibility of the property owners, and not the City of Mobile;
- 7) Full 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. Add street names to the vicinity map. C. Review and revise the written overall description or distance label for one of the legs of the east property line. D. Provide a written description for the subdivision boundary. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. G. Show and label all flood zones. New maps went into effect on June 5, 2020. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Clarify that Carondolet Circle within LOT 1 is PRIVATE. J. Provide the Surveyor's and Owner's (notarized) signatures. K. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 8) Placement of a note on the site plan stating the following Traffic Engineering comments: *(With the vacation of right-of-way within the subject property, the site is limited to one curb cut to Carondolet Court, with any changes to 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.);*
  - 9) 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.);*
  - 10) Compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
  - 11) Provision of two (2) revised PUD Site Plans to the Planning & Zoning Department prior to signing of the Final Plat; and
  - 12) Compliance with all other applicable municipal Codes and Ordinances.

**Carondolet Subdivision SUB-001473-2020**  
**January 22, 2021**

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.

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](mailto: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:

  
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Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Springhill Holding, LLC



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**Re: 4612 Spring Hill Avenue**

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Council District 7

**PUD-001472-2020**

**Carondolet Subdivision**

Planned Unit Development Approval to allow a private street subdivision and multiple buildings on a single building site.

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

At its meeting on January 21, 2021, 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 allowing additional development to occur on a developed lot;
- b) 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 existing business to expand on the existing property;
- c) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no perimeter development or development within the wetland or wooded areas of the site are proposed;

**Carondolet Subdivision PUD-001472-2020**  
**January 22, 2021**

The Approval is subject to the following conditions:

- 1) Full compliance with Engineering comments: (*Retain PUD NOTES #1 - #5 and #11, as shown on the PUD Site Plan dated DEC 2020.*);
- 2) Placement of a note on the site plan stating the following Traffic Engineering comments: (*With the vacation of right-of-way within the subject property, the site is limited to one curb cut to Carondolet Court, with any changes to 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.*);
- 3) 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.*);
- 4) Compliance with 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 5) Provision of two (2) revised PUD Site Plans to the Planning & Zoning Department prior to signing of the Final Plat;
- 6) Submittal and approval of an Admin PUD application for the proposed future gate and leasing office; and
- 7) Compliance with all other applicable 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: Springhill Holding, LLC