



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

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

Re: 401 Cochrane Causeway
(West side of Cochrane Causeway, 600'± North of Sixth Street).
Council District 2
SUB-000174-2017 (Subdivision)
Davenport Properties Subdivision, Unit Three

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

At its meeting on September 7, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Revision of the plat to illustrate the 25' minimum front building setback line along Cochrane Causeway;
- 2) Placement of a note on the Final Plat stating that the lot is limited to its existing curb cut to Cochrane Causeway, with the size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 3) Subject to the 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. Provide a vicinity map. C. Revise the written legal description or the first bearing label so that they match. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. ***I. 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.*** ***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 new development or construction, unless a sidewalk waiver is approved.*** ***K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.*** ***L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.***

- 4) Subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) Subject to 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 2015-116 and City Code Chapters 57 and 64).];*
- 6) Subject to 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).];* and
- 7) Submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

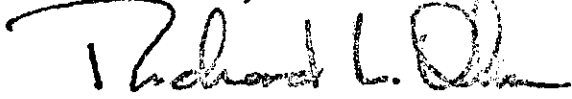
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning & Zoning

cc: Blakeley Boatworks



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MOBILE CITY PLANNING COMMISSION

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September 11, 2017

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

Re: 401 Cochrane Causeway
(West side of Cochrane Causeway, 600'± North of Sixth Street).
Council District 2
PUD-000125-2017 (Planned Unit Development) (Holdover)
Bruce Smith

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

At its meeting on September 7, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between two building sites and allow multiple buildings on two building sites to include a new wash station.

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

- 1) Revision of the site plan to indicate bumper stops will be provided for nose-to-nose parking;**
- 2) Obtaining of after-the-fact building permits for the three existing office buildings on Parcel R022905000002008 (the Southern property);**
- 3) Revision of the site plan to provide compliant 24' wide paved entrance drives for both properties with 60' vehicle queuing space between the right-of-way and the gates;**
- 4) Placement of a note on the site plan stating that each property is limited to its existing curb cut to Cochrane Causeway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) Revision of the site plan to indicate that heritage frontage trees are proposed within the Southern property;**
- 6) Revision of the site plan to illustrate the 25' minimum front building setback line along Cochrane Causeway for both properties;**

- 7) Revision of the site plan to indicate a public sidewalk along Cochrane Causeway for the Southern property in the event the Sidewalk Waiver is denied for that property;
- 8) Retention of the note on the site plan addressing the dumpster requirement;
- 9) submittal to and approval by Planning and Zoning of two (2) copies of a revised site plan prior to signing the Final Plat for the Subdivision;
- 10) Subject to 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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 11) Subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. 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) Subject to 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 2015-116 and City Code Chapters 57 and 64).];*
- 13) Subject to 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).]; and*
- 14) Submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

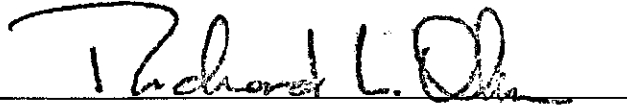
Bruce Smith PUD
September 11, 2017

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: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Blakeley Boatworks



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

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

Re: 401 Cochrane Causeway
(West side of Cochrane Causeway, 600'± North of Sixth Street).
Council District 2
SUB-SW-000175-2017 (Sidewalk Waiver)
Blakeley Boatworks

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

At its meeting on September 7, 2017, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the Planning Commission approved the request to waive construction of a sidewalk at the above referenced location.

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:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen
Deputy Director of Planning & Zoning

cc: Blakeley Boatworks