



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 25, 2016

Howard S. J. Walker Jr. Family Limited Partnership
1953 Dauphin Street
Mobile, AL 36606

Re: 4297 Riviere Du Chien Road
(Southwest corner of Riviere Du Chien Road and Halls Mill Road, extending to the North side of I-10).
Council District 4
SUB2016-00067 (Subdivision)
Du Chien Subdivision
1 Lot / 11.3 Acres

Dear Applicant(s):

At its meeting on July 21, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) dedication to provide 35' from the centerline of Halls Mill Road;
- 2) dedication of the corner radii per Section V.D.6. of the Subdivision Regulations;
- 3) placement of a note on the Final Plat stating the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for any right-of-way dedication;
- 4) retention of the 25' minimum building setback line along all frontages;
- 5) placement of a note on the Final Plat stating the lot is denied access to I-10 and Halls Mill Road;
- 6) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Riviere Du Chien Road, with their sizes, designs and locations to be approved by Traffic Engineering, and conform to AASHTO standards;
- 7) 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) Show and label each and every Right-Of-Way and easement. C) Provide and label the monument set or found at each subdivision corner. D) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E) 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. 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 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. H) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I) After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 8) compliance with Traffic Engineering comments: (Per the applicant's meeting with the neighborhood, the applicant will make improvements to the intersection of Halls Mill Road and Riviere Du Chien Road at the time of development of the site. Improvements to be coordinated and approved by City of Mobile Engineering and Traffic Engineering. Site is limited to no more than two curb cuts to Riviere Du Chien Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Halls Mill Road is denied. 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. For the purposes of the rezoning application, the submitted site plan was reviewed to determine if a traffic impact study would be required. Based on the site plan provided with limited office space, limited indoor warehouse, and extended outdoor storage, the site was assumed to be warehouse-type use with approximately 25 employees. Based on ITE Trip Generation data, a site of this magnitude would not warrant an impact study. It is possible with a future proposed use, an impact study may be required prior to approval of building plans to determine if off-site improvements are warranted.);
- 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);

Du Chien Subdivision
July 25, 2016

- 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).); and**
- 11) compliance with all other municipal codes and ordinances.**

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.

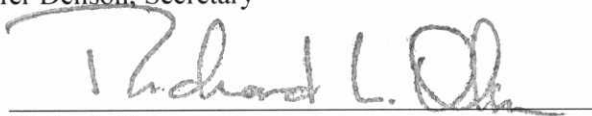
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



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1953 Dauphin Street
Mobile, AL 36606

Re: 4297 Riviere Du Chien Road
(Southwest corner of Riviere Du Chien Road and Halls Mill Road, extending to the North side of I-10).
Council District 4
ZON2016-01276 (Rezoning)
Howard S. J. Walker, Jr. Family Limited Partnership

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

At its meeting on July 7, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1 Light Industry District, to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) completion of the subdivision process; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$455.05. 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: Rowe Engineering & Surveying, Inc.