



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Bean Properties, LLC
P.O. Box 376
Mobile, AL 36601

Re: (Southwest corner of Papermill Road and McKinley Street).
SUB2014-00126
Bean Industrial Subdivision
2 Lots / 17.7± Acres

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

At its meeting on December 18, 2014, 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) **Submittal of a Planned Unit Development application, if cross access between the lots will occur;**
- 2) **Placement of a note on the final plat stating that each lot is limited to two curb-cuts to Paper Mill Road, and denied access to McKinley Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **Dedication of right-of-way along McKinley Street sufficient to provide 30-feet from centerline;**
- 4) **Dedication of the corner radii at Papermill Road and McKinley Street per Section V.D.6. of the Subdivision Regulations;**
- 5) **Depiction and labeling of the 25-foot minimum building setback line, adjusted for any required dedications;**
- 6) **Provision of a sidewalk along all street frontages;**
- 7) **Provision of a minimum 25 foot wide natural vegetative buffer where the site abuts residentially-zoned property to the South, with additional interplanting of native evergreen trees and shrubs to fill in any gaps within the vegetative buffer;**
- 8) **Placement of a note on the final plat stating that no structures may be placed within any easement areas;**

- 9) 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 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. D. Add/show legible street names in the vicinity map. E. Correct the written legal description or the matching distance label for the west property line shown as 858.33' and written as 853.33'. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate. 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. The area draining through this property from the south to the northeast will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 10) Compliance with Traffic Engineering comments (*Each lot is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
- 11) 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).);*
- 12) Compliance with Fire 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.);*
- 13) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and

**Bean Industrial Subdivision
December 22, 2014**

14) Completion of the Zoning and Subdivision processes prior to any request for land disturbance permits.

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: Byrd Surveying Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Bean Properties, LLC
P.O. Box 376
Mobile, AL 36601

Re: (Southwest corner of Papermill Road and McKinley Street).
ZON2014-02158 (Rezoning)
Bean Properties LLC

Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District, to allow a steel warehouse and service center.

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

At its meeting on December 18, 2014, 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 allow a steel warehouse and service center.

After discussion, the Planning Commission denied the above referenced application.

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: Byrd Surveying Inc.