

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Alabama Realty Company, Inc.
P.O. Box 421
Mobile, AL 36601

Re: Case #SUB2011-00029 (Subdivision)
Alabama West Subdivision, Unit Four
2600 McVay Drive North
(North side of McVay Drive North, 290'± West of Navco Road).
Number of Lots / Acres: 1 Lot / 1.1± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the plat to illustrate the 25' minimum building setback line along McVay Drive North;**
- 3) **revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **labeling of the Future Development area as such on the Final Plat;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; and,**
- 6) **subject to the Engineering comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. There is to be no work performed within the limits of the wetlands without prior approval from the US Army Corps of Engineers and the City of Mobile. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land***

Alabama West Subdivision, Unit Four

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disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.)

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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Frank Palombo
Planner II

cc: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Alabama Realty Company, Inc.
P.O. Box 421
Mobile, AL 36601

Re: Case #ZON2011-00747 (Planning Approval)
Alabama West Subdivision, Unit Four
2600 McVay Drive North
(North side of McVay Drive North, 290'± West of Navco Road).
Planning Approval to allow the construction and use of a 130' monopole
communications tower in a B-3, Community Business District.
Council District 4

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission considered for Planning Approval the site plan to allow the construction and use of a 130' monopole communications tower in a B-3, Community Business District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **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 61-929 and City Code Chapters 57 and 64]);*
- 3) **subject to Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 4) **subject to the Engineering comments:** *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. There is to be no work performed within the limits of the wetlands without prior approval from the US Army Corps of Engineers and the City of Mobile. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land*

Alabama West Subdivision, Unit Four

June 3, 2011

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- disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 5) the provision of a 6' high wooden privacy fence where the site abuts residentially-zoned property;
 - 6) the provision of a 6' high chain link fence around the equipment compound;
 - 7) subject to the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits or land disturbance activities;
 - 8) subject to the approval of all required variances associated with the proposed 140' over-all high tower;
 - 9) placement of a note on the site plan stating that clearing of the site is limited to the area necessary for construction of the compound and access road and the remainder of the site is to remain in its natural vegetative state; and,
 - 10) submittal to Planning of a more detailed site plan showing all conditions of approval of the Planning Approval and any required variances prior to the application for land disturbance and construction permits.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Frank Palombo
Planner II

cc: Byrd Surveying Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Alabama Realty Company, Inc.
P.O. Box 421
Mobile, AL 36601

Re: Case #ZON2011-01073 (Rezoning)
Alabama Realty Company, Inc.
2600 McVay Drive North
(North side of McVay Drive North, 290'± West of Navco Road).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow the construction and use of a cellular communications
tower.
Council District 4

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow the construction and use of a cellular communications tower.

After discussion, it was decided to recommend this change in zoning, ***with a modification to B-1, Buffer Business District***, to the City Council subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **subject to 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]);***
- 3) **subject to Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);***
- 4) **subject to the Engineering comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. There is to be no work performed within the limits of the wetlands without prior approval from the US Army Corps of Engineers and the City of Mobile. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-***

Alabama Realty Company, Inc.

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- way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 5) the provision of a 6' high wooden privacy fence where the site abuts residentially-zoned property; and,**
 - 6) subject to the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits or land disturbance activities.**

The advertising fee for this application is **\$207.70**. 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Frank Palombo
Planner II

cc: Byrd Surveying, Inc.