



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Leonance Williams  
1012 Mobile Street  
Mobile, AL 36617

**Re: 956 Mobile Street**

(East side of Mobile Street, 48'± South of Boyett Street, extending to the South side of Boyett Street).

Council District 1

**SUB-000540-2018 (Subdivision)**

**Kimberly Care and Learning Center Subdivision**

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

At its meeting on July 19, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.9, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) provision of the lot size in square feet and acres;
- 2) placement of a note on the Final Plat stating the lot should be limited to either one two-way curb cut or two one-way curb cuts to Mobile Street, with size, location and design of new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback along Mobile Street;
- 4) retention of the 20' minimum building setback along Boyette Street;
- 5) placement of a note stating the lot is denied direct access to Boyette Street;
- 6) 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 a Vicinity Map with street names. C. Provide a LOT designator (i.e. 1, A). D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. F. Show and label each and every Right-Of-Way and easement. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #73) the LOT will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: PROPOSED LOT (0.526 acre) – 1,500 sf. L. 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. M. 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. N. 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. O. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 7) compliance with Traffic Engineering comments: (Site is limited to one two-way curb cut or two one-way curb cuts to Mobile Street and denied access to Boyette Street. Driveway size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 8) 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).); and

**Kimberly Care and Learning Center Subdivision**  
**July 31, 2018**

- 9) compliance with Fire 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)).**

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:



Margaret Pappas  
Deputy Director of Planning & Zoning

cc: Ben Loper Architecture



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Leonance Williams  
1012 Mobile Street  
Mobile, AL 36617

**Re: 956 Mobile Street**

(East side of Mobile Street, 48'± South of Boyett Street, extending to the South side of Boyett Street).

Council District 1

**PA-000589-2018 (Planning Approval)**

**Kimberly Care and Learning Center Subdivision**

Dear Applicant(s):

At its meeting on July 19, 2018, the Planning Commission considered Planning Approval to allow a daycare center in a proposed B-1, Buffer Business District.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:**

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

**The approval is subject to the following conditions:**

- 1) hours of operation limited to 6 AM – 6 PM; and
- 2) full compliance with all municipal codes and ordinances.

**Kimberly Care and Learning Center Subdivision PA**  
**July 31, 2018**

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:



Margaret Pappas  
Deputy Director of Planning & Zoning

cc: SBC III REO, LLC



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Leonance Williams  
1012 Mobile Street  
Mobile, AL 36617

**Re: 956 Mobile Street**  
(East side of Mobile Street, 48'± South of Boyett Street, extending to the South side of Boyett Street).  
Council District 1  
**ZON-000529-2018 (Rezoning)**  
**Kimberly Care and Learning Center Subdivision**

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

At its meeting on July 19, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

**After discussion, the Planning Commission decided to recommend a change in zoning to the City Council to B-1, Buffer Business District, subject to the following conditions:**

- 1) **full compliance with all municipal codes and ordinances.**

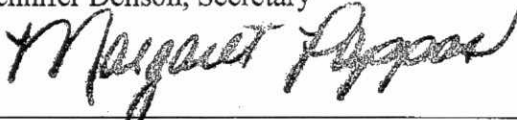
The advertising fee for this application will be calculated when a legal description for the site is provided to the Planning and Zoning Department. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: 

Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Ben Loper Architecture

P.O. BOX 1827 • MOBILE, ALABAMA 36688-1827



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION  
\*\*\*REVISED\*\*\*  
LETTER OF DECISION

January 17, 2019

Leonance Williams  
1012 Mobile Street  
Mobile, AL 36617

**Re: 956 Mobile Street**  
(East side of Mobile Street, 48'± South of Boyett Street, extending to the South side of Boyett Street).  
Council District 1  
**ZON-000529-2018 (Rezoning)**  
**Kimberly Care and Learning Center Subdivision**

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

At its meeting on July 19, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

**After discussion, the Planning Commission decided to recommend a change in zoning to the City Council to B-1, Buffer Business District, subject to the following conditions:**


- 1) full compliance with all municipal codes and ordinances.**

The advertising fee for this is \$270.55. 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:   
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Ben Loper Architecture