



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2020

Revitalize Mobile, LLC
c/o Thomas Waldrop
456 S. Broad St
Mobile, AL 36603

Re: 3050 Old Shell Road
 (Northwest corner of Old Shell Road and Columbia Street).
 Council District 1
 SUB-001371-2020
 Waldrop Subdivision
 Number of Lots / Acres: 2 Lots / 0.4± Acres
 Engineer / Surveyor: Gerald A. Smith

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

At its meeting on October 1, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Dedication of 5' to provide 25' from the centerline of Columbia Street;**
- 2) Coordination with the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations;**
- 3) Rezoning of the proposed Lot 1 to eliminate split-zoning prior to the signing of the Final Plat;**
- 4) Demolition of the accessory structure (metal shed) on the proposed Lot 1, with appropriate permits, prior to the signing of the Final Plat;**
- 5) Either obtain a non-utility-right-of-way use agreement for the existing structure to encroach into the right-of-way, or demolition of the portion of the structure that encroaches into the right-of-way prior to the signing of the Final Plat;**
- 6) Retention of the lot sizes in both square feet and acres, adjusted for dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 7) Retention of the 25' minimum building setback along both frontages, adjusted for dedication;**

- 8) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder, if applicable;
- 9) Compliance with 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. Add a vicinity map. C. Provide a graphic scale. D. Dedicate the corner radius (10' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #72) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 –2,300 sf G. 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. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 10) Placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to no more than one curb cut per street frontage, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 11) Compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on

Waldrop Subdivision SUB-001371-2020,
October 9, 2020

both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and

- 12) **Compliance with 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)).*

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.

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: Gerald A. Smith