



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2014

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #SUB2013-00131 (Subdivision)

Kirby Subdivision

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry
Road, 550'± East of Cody Road).
1 Lot / 1.4± Acre

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

At its meeting on February 6, 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) **retention of the dedication to provide 30' from the centerline of Dickens Ferry Road;**
- 2) **illustration of the 25' minimum building setback from all frontages;**
- 3) **retention of the lot sizes in square feet and acres;**
- 4) **placement of a note stating that commercial access is denied to Dickens Ferry Road;**
- 5) **placement of a note stating that Lot 1 is limited to one curb cut to Dickens Ferry Road, and Lot 2 is limited to the existing curb cuts to Airport Boulevard;**
- 6) **retention of a note stating that no structures are to built in any easement;**
- 7) **compliance with Fire Department 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.*);**
- 8) **compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that a Land Disturbance permit will be required for any***

land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. c. Show and label the MFFE (Minimum Finished Floor Elevation). d. Provide and label the monument set or found at each subdivision corner. e. Provide the Surveyor's, Owner's (notarized), and Planning Commission signatures. f. Provide a signature block and signature for the Traffic Engineer. g. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. h. Provide a drainage easement for the existing drainage ditch on the LOT 1. Size and location to be approved by the City Engineer.);

- 9) *compliance with Traffic Engineering comments (Cross access to the existing Lot 1 of Spectrum Subdivision, a residential lot, from the proposed commercial lot, is denied. Commercial access to Dickens Ferry is denied. Proposed Lot 1 is limited to one curb cut to Dickens Ferry Road, and proposed Lot 2 is limited to the existing curb cuts to Airport Boulevard, with the size, design and location of any new curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards.);*
- 10) *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). Need revised site plan showing Live Oak Trees 24" and larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.);*
- 11) *placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;*
- 12) *placement of a note on the Final 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*
- 13) *provision of two (2) revised Planned Unit Development site plans prior to the signing of the Final Plat.*

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.

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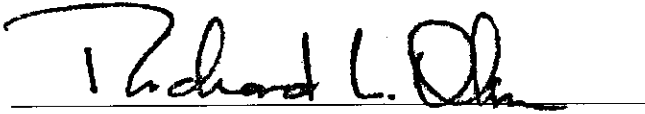
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2014

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #ZON2013-02718 (Planned Unit Development)

Kirby Subdivision

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.

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

At its meeting on February 6, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **removal of all improvements within the floodzones and floodway, and restoration with grass sod;**
- 2) **retention of the dedication to provide 30' from the centerline of Dickens Ferry Road;**
- 3) **placement of a note stating that commercial access is denied to Dickens Ferry Road;**
- 4) **placement of a note stating that the PUD is limited to the existing curb cut to Airport Boulevard;**
- 5) **retention of a note stating that no structures are to be built in any easement;**
- 6) **notation on the site plan of the types of businesses in each existing structure, their sizes, and number of warehouse employees;**
- 7) **provision of full compliance with perimeter and parking trees for entire PUD;**

- 8) full compliance with total landscape area requirements, with the provided frontage landscape area to remain as is, and the remainder of any required landscape areas to be provided elsewhere on the site;
- 9) illustration of all dumpsters to be compliant with Section 64-4.D.9 of the Zoning Ordinance;
- 10) illustration of the required residential buffer per Section 64-4.D.1. of the Zoning Ordinance;
- 11) removal of the existing residential structure with appropriate permits, within six (6) months;
- 12) provision of compliant asphalt or concrete surface instead of aggregate surfacing, if the pending aggregate surfacing request is not approved by the Board of Zoning Adjustment;
- 13) removal of all wrecked vehicles not to undergo repair from the site within 180 days of placement on the site, and the prohibition of the sale of salvage parts from the wrecked vehicles;
- 14) removal of all single tenant free-standing signs, and provision of one permitted multi-tenant free-standing sign;
- 15) illustration of the 25' minimum building setback along all street frontages;
- 16) compliance with Engineering comments (*Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Any and all proposed land disturbing activity will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.*);
- 17) compliance with Traffic Engineering comments (*Cross access to the existing Lot 1 of Spectrum Subdivision, a residential lot, from the commercial Planned Unit Development, is denied. Commercial access to Dickens Ferry is denied. Proposed Lot 1 is limited to one curb cut to Dickens Ferry Road, and proposed Lot 2 is limited to the existing curb cuts to Airport Boulevard, with the size, design and location of any new curb-cuts to be approved by Traffic Engineering, and to comply with AASHTO standards.*);
- 18) 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). Need revised site plan showing Live Oak Trees 24" and*

Kirby Subdivision PUD
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larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.);

19) compliance with Fire Department 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.*);

20) obtaining an after-the-fact land disturbance permit;

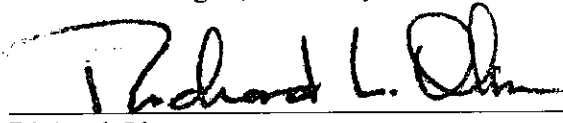
21) provision of two (2) revised Planned Unit Development site plans prior to the signing of the Final Plat and prior to any requests for permits; and

22) full compliance with all municipal codes and ordinances.

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: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2014

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #ZON2013-02731 (Rezoning)

John Kirby

7049 Dickens Ferry Road

(South side of Dickens Ferry Road, 550'± East of Cody Road).

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to eliminate split zoning.

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

At its meeting on February 6, 2014, 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 eliminate split zoning.

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

- 1) **limited to an approved Planned Unit Development;**
- 2) **completion of the Subdivision process; and**
- 3) **full compliance with al municipal codes and regulations.**

The advertising fee for this application is \$193.60. 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: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.