



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2021

St. Mary Parish, Mobile
1453 Old Shell Road
Mobile, AL 36604

Re: 107 and 111 North Lafayette Street and 106 Providence Street
(North side of Old Shell Road, extending to the East side of Providence Street and the West side of North Lafayette Street).
Council District 2
SUB-001429-2020 (Holdover)
St. Mary Catholic School Subdivision
Number of Lots / Acres: 1 Lot/ 2.9 ± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

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

At its meeting on January 7, 2021, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the dedication to provide 25' from the centerline of Providence Street at the existing lot on the North side of the site;
- 2) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the note on the Final Plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 4) subject to 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. *Provide and label the monument set or found at each subdivision corner.* C. *Label the proposed ROW dedication as "...HEREBY DEDICATED" instead of "TO BE DEDICATED". Also, include the amount of ROW dedication (square feet).* D. *Check and revise the written legal description and/or the bearing and distance labels. Some do not match and*

some are missing E. Add a note of the recording information used for the BASE BEARING. F. Label all existing lots/parcels included in the proposed subdivision. G. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT 1 and list the amount of dedicated acreage. H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 1 and list the amount of dedicated acreage. I. Add a signature block for the Owner(s), Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate. K. Provide the Surveyor's and Owner's (notarized) signatures. L. Add a note 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 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 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 that all easements shall remain in effect until vacated through the proper Vacation process. Q. 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. R. 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.];

- 5) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to its existing curb cuts as illustrated on the approved PUD 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.);*
- 6) *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 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.];*
- 7) *subject to 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.]; and*
- 8) *completion of the Rezoning process prior to signing the Final Plat.*

St. Mary Catholic School Subdivision SUB-001429-2020
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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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2021

St. Mary Parish, Mobile
1453 Old Shell Road
Mobile, AL 36604

Re: 107 and 111 North Lafayette Street and 106 Providence Street

(North side of Old Shell Road, extending to the East side of Providence Street and the West side of North Lafayette Street).

Council District 2

PUD-001430-2020

St. Mary Catholic School (Holdover)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to expand the site boundary and construct a covered, open-air multi-use facility, including volleyball and basketball courts, on the existing playground.

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

At its meeting on January 7, 2021, the Planning Commission considered the above referenced Planned Unit Development:

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in site development), because it will allow an additional support facility in an undeveloped portion of the site;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow for increased school activities and functions not currently available to the school;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a relatively small amount of space will actually be required for the proposed expansion;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because few, if any, trees will be removed on the site;

January 7, 2021

- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) retention of the parking and landscaping calculations on a revised site plan;
- 2) revision of the site plan to indicate the site configuration after all dedications required by the Subdivision;
- 3) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the site plan providing the same information;
- 4) retention of the note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 5) provision of a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties, as indicated on the site plan;
- 6) subject to the Engineering comments: *(Retain NOTES #1 - #6, as shown on the PUD FOR ST. MARY CATHOLIC SCHOOL by Byrd Surveying, Inc. dated November 9, 2020);*
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing curb cuts as illustrated on the approved PUD 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.);*
- 8) 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 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.];*
- 9) subject to 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.]; and*
- 10) submittal to and approval by Planning and Zoning of four (4) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

St. Mary Catholic School (Holdover) PUD-001430-2020
January 7, 2021


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: Byrd Surveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2021

St. Mary Parish, Mobile
1453 Old Shell Road
Mobile, AL 36604

Re: 107 and 111 North Lafayette Street and 106 Providence Street

(North side of Old Shell Road, extending to the East side of Providence Street and the West side of North Lafayette Street).

Council District 2

PA-001433-2020

St. Mary Catholic School (Holdover)

Planning Approval to amend a previously approved Planning Approval to expand the site boundary and construct a covered, open-air multi-use facility, including volleyball and basketball courts, on the existing playground.

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

At its meeting on January 7, 2021, the Planning Commission considered Planning Approval to amend a previously approved Planned Unit Development to expand the site boundary and construct a covered, open-air multi-use facility, including volleyball and basketball courts, on the existing playground.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the limited scope of the project;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed structure is located out of any traffic lanes and no increased traffic is anticipated; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, and will be associated with the functioning of the site as a school.

The approval is subject to the following conditions:

St. Mary Catholic School (Holdover) PA-1433-2020
January 11, 2021

- 1) retention of the parking and landscaping calculations on a revised site plan;
- 2) revision of the site plan to indicate the site configuration after all dedications required by the Subdivision;
- 3) revision of the lot size label to reflect any required dedications, or the furnishing of a table on the site plan providing the same information;
- 4) retention of the note on the site plan stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance;
- 5) provision of a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties, as indicated on the site plan;
- 6) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing curb cuts as illustrated on the approved PUD 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.);*
- 7) 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 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.];*
- 8) subject to 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.]; and*
- 9) submittal to and approval by Planning and Zoning of four (4) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

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

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
CORRECTED COPY
January 11, 2021

St. Mary Parish, Mobile
1453 Old Shell Road
Mobile, AL 36604

Re: 107 and 111 North Lafayette Street and 106 Providence Street
(North side of Old Shell Road, extending to the East side of Providence Street and the West side of North Lafayette Street).
Council District 2
ZON-001458-2020
St. Mary Catholic School
Rezoning from B-1, Buffer Business District, and R-1, Single-Family Residential District, to R-1, Single-Family Residential District.

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

At its meeting on January 7, 2021, the Planning Commission considered Rezoning from B-1, Buffer Business District, and R-1, Single-Family Residential District, to R-1, Single-Family Residential District.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- i. changing conditions in a particular area make a change in the Ordinance necessary and desirable; and
- ii. the subdivision of land into building sites makes reclassification of the land necessary and desirable.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) provision of a residential buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential properties;
- 2) completion of the Rezoning process prior to signing the Final Plat for the Subdivision; and
- 3) full compliance with all municipal codes and ordinances.

St. Mary Catholic School ZON-001458-2020

January 11, 2021

The advertising fee for this application is **\$375.20**. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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: Byrd Surveying, Inc.