



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

Steve Sheridan
P. O. Box 6231
Mobile, AL 36660

Re: 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Council District 7
ZON2015-02883
Steve Sheridan

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

At its meeting on January 21, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and sideyard setbacks in a proposed subdivision to include an 8 foot tall masonry wall to be added on property lines.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) placement of a note on the site plan stating that the wall height is limited to 3 feet where the wall will be within 5 feet of a driveway intersecting the right-of-way for Batre Lane, with additional height modifications if necessary, as determined by Traffic Engineering for sidewalk user safety;**
- 2) construction of the sidewalk in conjunction with the wall along Batre Lane, and as the wall turns the corner onto Gaillard Street;**
- 3) the wall otherwise is limited to a maximum height of 8 feet along Batre Lane and as the wall turns the corner onto Gaillard Street;**
- 4) construction of the hammerhead for Fire apparatus access coinciding with the "pole" for Lot 7 prior to signing the Final Plat;**
- 5) widening of the pavement of Gaillard Street to a minimum of 20' to allow for Fire apparatus access prior to signing the Final Plat;**
- 6) placement of a note on the site plan stating that Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**

- 7) placement of a note on the site plan stating that Lot 6 is denied access to the alley along the West side of the site;
- 8) revision of the site plan to label all lots with their sizes in square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 9) retention of the approved reduced setbacks for all lots;
- 10) placement of a note on the site plan stating that no structures are to be constructed within any easements;
- 11) placement of a note on the site plan stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
- 13) placement of a note on the site plan stating that the maintenance of the detention portion of the detention, drainage and utility easements is the responsibility of the property owners;
- 14) placement of a note on the site plan stating that all lots are limited to 40% maximum site coverage by all structures;
- 15) retention on the site plan of a city-standard sidewalk along Batre Lane and/or Gaillard Street;
- 16) subject to the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any wall constructed shall not alter the natural drainage patterns for the subdivision. Runoff shall not be directed to the public ROW. 2. 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). 3. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. 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. 4. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 5. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). 6. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.)*

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- 17) subject to the Traffic Engineering comments: *(Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 18) 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)];*
- 19) 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));*
- 20) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 21) site coverage increase to 40%, with appropriately designed and approved detention facilities;
- 22) submission to Planning of two (2) copies of a revised site plan indicating compliance with all approval conditions prior to the signing of the Final Plat; and
- 23) full compliance with all municipal codes and ordinances.

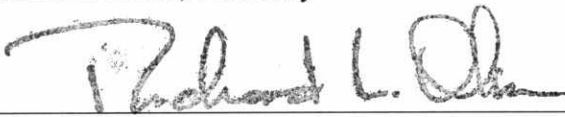
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying