

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 13, 2020

Matthew Roberts
600 Azalea Road
Mobile, AL 36609

Re: 3210 Old Shell Road
(Northeast corner of Old Shell Road and Ingate Street).
Council District 1
SUB-001257-2020
Bennett Subdivision
Number of Lots / Acres: 1 Lot / 1.1± Acres
Engineer / Surveyor: Gulf States Engineering, Inc.

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

At its meeting on May 7, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.B.14. of the Subdivision Regulations and granted Tentative Approval, subject to the following conditions:

- 1) recording of the Final Plat in Probate Court, and submittal of seven (7) copies to Planning & Zoning prior to issuance of a Final Certificate of Occupancy;
- 2) coordination with the City Engineer to determine if dedication of a corner radius of Old Shell Road and Ingate Street is required per Section V.D.6. of the Subdivision Regulations;
- 3) revision of the plat to illustrate the 25' minimum building setback line along both street frontages;
- 4) retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, if applicable;
- 6) 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*

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State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the POB. C. Clarify the two (2) property corners labeled "IRF". The legend says they are "IRON ROD FOUND" however the written description describes them as CAPPED REBAR FOUND". D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOT 1 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 – 3,000 sf. F. Check and revise, or clarify PLAT NOTE #2 AND #3. No PUD was submitted for this application. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. J. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, 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 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.]; and*
- 9) compliance with the Fire Department comments: [All projects within the City Limits Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).].*

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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: Bennett Todd Properties, LLC