



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 22, 2021

Gulf States Engineering
600 Azalea Rd
Mobile, AL 36609

Re: 5377 Moffett Road
(South side of Moffett Road, at the North terminus of McIntyre Drive).
Council District 7
SUB-001405-2020 (Subdivision)
The Hive Subdivision
Number of Lots / Acres: 1 Lot / 3.2± Acres
Engineer / Surveyor: Gulf States Engineering, Inc.

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

At its meeting on February 18, 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 lot sizes in square feet and acres;
- 2) revision of the Final Plat to label McIntyre Drive and its right-of-way width;
- 3) retention of the note stating there will be no access to McIntyre Drive;
- 4) retention of the 25' minimum building setback lines along both street frontages;
- 5) removal of the zoning district from the Final Plat;
- 6) full compliance with 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 reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner, including the POC. D. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. E. Provide the missing portion of the subdivision boundary line on the south line. F. Label each Tract as a LOT (LOT 1, LOT A, etc.) G. Show and*

The Hive Subdivision SUB-001405-2021
February 22, 2021

- label each and every Right-Of-Way and easement, including drainage easements H. Provide the Owner's (notarized) signatures. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #69) PARCEL A 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: PARCEL A – NONE. J. 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. K. 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.);*
- 7) *placement of a note on the site plan stating the following Traffic Engineering comments: (Moffett Road (US Highway 98) is an ALDOT maintained roadway. There should be a clear understanding of what type of access will be allowed to Moffett Road if there is a possibility that a driveway onto McIntyre Drive could have limited use. Lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT (where applicable) and 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) *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 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 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

The Hive Subdivision SUB-001405-2021
February 22, 2021

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

CC: Imram Balbale



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Council District 7

ZON-001409-2020 (Rezoning)

Gulf States Engineering, Inc.

Rezoning from R-1, Single-Family Residential District to B-1, Buffer Business District.

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

At its meeting on February 18, 2021, the Planning Commission considered Rezoning from LB-2, Limited-Neighborhood Business District, to B-2, Neighborhood Business District.

After discussion, the Planning Commission determined that none of the following conditions prevail to support the rezoning request:

- i. Error. There is a manifest error in the chapter;
- ii. Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable;
- iii. Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district; or
- iv. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

As such, the Planning Commission voted to recommend Denial of the rezoning request to the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

P.O. Box 1827 • MOBILE, ALABAMA 36633-1827

Resubdivision of Lot 2, Rangeline Crossing Subdivision III
November 9, 2020

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning



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Council District 7

PUD-001493-2021 (Planned Unit Development)

The Hive Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on February 18, 2021, the Planning Commission considered Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission determined that due to the denial of the rezoning request, the Planned Unit Development request was determined to be moot.

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: Imram Balbale