



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Colyjohn Associates, LLC
2936 Pine Creek Drive
Mobile, AL 36693

Re: 5550, 5560, 5580 and 5590 Peary Road
(Southeast corner of Cary Hamilton Road and Peary Road).
Council District 4
SUB2016-00038 (Subdivision)
Thames Addition to Theodore Subdivision, Resubdivision of Lot 8
2 Lots / 10.5± Acres

Dear Applicant(s):

At its meeting on May 19, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 2) correction of the Peary Drive label to read Peary Road on the Final Plat;
- 3) retention of the dedication sufficient to provide 30' from the centerline of Peary Road;
- 4) retention of the dedication sufficient to provide a 25' radius curve at the intersection of Peary Road and Cary Hamilton Road;
- 5) retention of the 25' minimum building setback line along Cary Hamilton Road from the existing right-of-way line;
- 6) retention of the 25' minimum building setback along Peary Road from the future right-of-way after any required dedication;
- 7) placement of a note on the Final Plat stating that Lot A is limited to one curb cut per street frontage, and Lot B is limited to two curb cuts, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) subject to the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add legible street names to the vicinity map. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for*

**Thames Addition to Theodore Subdivision, Resubdivision of Lot 8
May 24, 2016**

the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating 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.

H. Add a note to the Plat stating 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. I. 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. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. K. After FINAL PLAT review provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];

9) subject to the Traffic Engineering comments: *(Lot A is limited to one curb cut per street frontage, and Lot B is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

10) 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).]; and*

11) 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)].*

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.

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 marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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May 24, 2016

Colyjohn Associates, LLC
2936 Pine Creek Drive
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Re: 5550, 5560, 5580 and 5590 Peary Road
(Southeast corner of Cary Hamilton Road and Peary Road).
Council District 4
ZON2016-00902 (Rezoning)
Colyjohn Associates, LLC

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

At its meeting on May 19, 2016, 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 allow automobile sales.

After discussion, the Planning Commission held the application over until the July 7th meeting to allow the applicant to submit the PUD as required based upon the application presented; the PUD application and accompanying documents must be submitted by June 6.

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: Byrd Surveying, Inc.