



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Barton & Shumer Engineering, LLC
ATTN: David Shumer
4373 Downtowner Lp. S., Ste. B
Mobile, AL 36609

Re: 5955 Airport Boulevard, 754 Linlen Avenue and 755 Pinemont Drive
(Southwest corner of Airport Boulevard and Linlen Avenue extending to the
Southeast corner of Airport Boulevard and Pinemont Drive)
Council District 6
SUB-000006-2017 (Subdivision)
5955 Airport Subdivision

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

At its meeting on April 6, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the right-of-way widths along all three frontages;**
- 2) Dedication of curb radii at Airport Boulevard and Pinemont Drive as well as Airport Boulevard and Linlen Avenue would typically be required per Section V.D.6. of the Subdivision Regulations, if determined necessary by the Engineering Department;**
- 3) Retention of the 25-foot minimum building setback line from all street frontages;**
- 4) Retention of the lot size information in both square feet and in acres;**
- 5) Placement of a note on the Final Plat stating that Lot 1 is limited to two curb-cuts each to Pinemont Avenue and Linlen Avenue, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) Placement of a note on the Final Plat stating that Lot 1 is denied access to Airport Boulevard;**

- 7) Removal of any unused curb-cuts and the restoration of curbing, grass and the provision of a sidewalk or a sidewalk waiver;
- 8) Compliance with Engineering comments (*Subdivision: FINAL PLAT 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. Show and label the existing Right-Of-Way and the existing ROW width, or distance to ROW centerline, along Linlen Ave. adjacent to LOT 1. C. Revise the boundary labels to be able to read all of the bearing/distance information (east property line). D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature. Rezoning: No Comments.);*
- 9) Compliance with Traffic Engineering comments (*Site is limited to two curb cuts each to Pinemont Avenue and Linlen Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Airport Boulevard is denied. Any new 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) 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).; and*
- 11) Compliance with Fire 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

5955 Airport Subdivision

April 7, 2017

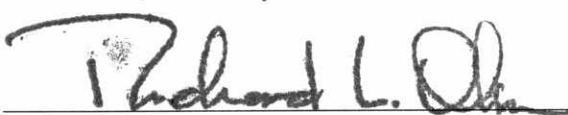
Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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 & Zoning

cc: Pam Building Company, Inc.
Lawler & Company



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ATTN: David Shumer
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Mobile, AL 36609

Re: 5955 Airport Boulevard, 754 Linlen Avenue and 755 Pinemont Drive
(Southwest corner of Airport Boulevard and Linlen Avenue extending to the Southeast corner of Airport Boulevard and Pinemont Drive)
Council District 6
ZON-000007-2017 (Rezoning)
David M. Shumer

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

At its meeting on April 6, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-1, Buffer Business District, to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning of the site to B-1, Buffer Business District to the City Council, subject to the following conditions:

- 1) Completion of the Subdivision process;
- 2) Provision of an 8' privacy fence along the south property line; and,
- 3) Full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$273.70. Upon receipt of this fee, 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:

Richard Olsen
Deputy Director of Planning

cc: Pam Building Company, LLC