



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2020

David Shumer, P.E.
Barton & Shumer Engineering, LLC
3213 Midtown Park South
Mobile, AL 36606

Re: 1503 & 1529 Wolf Ridge Road

(West side of Wolf Ridge Road, 490'± North of Moffett Road).

Council District 1

PA-001368-2020

David Shumer

Planning Approval to amend a previously approved Planning Approval allowing mausoleums in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on October 1, 2020, the Planning Commission considered the above request.

After discussion, the Planning Commission determined the following Findings of Fact for Approval of the request:

- 1) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because of the quiet nature and anticipated low usage of the property.

The Approval is subject to the following conditions:

- 1) retention of the 200' natural wooded buffer along the North, West and South perimeter of the property, with any future changes requiring a new Planning Approval application;
- 2) placement of a note on the site plan stating that any changes to the site plan, or to the scope of operations will require new Planning Approval;
- 3) subject to the Engineering comments: *[1. 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 Permitting 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). 2. A Land Disturbance Permit application shall be submitted for any*

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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 and paving 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. 3. 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.

4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 4) placement of a note on the site plan stating the Traffic Engineering comments: (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.);
- 5) provision of a City-standard public sidewalk along Wolf Ridge Road, or application for a sidewalk waiver; and
- 6) submission to and approval by Planning and Zoning of a revised site plan containing any required notes and revisions prior to submission for development permits.


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:



Margaret Pappas

Deputy Director of Planning and Zoning

Cc: Small's Mortuary