



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 22, 2021

MAWSS  
P.O. Box 180249  
Mobile, AL 36618

**Re: 4800 Moffett Road**  
(Northwest corner of Moffett Road and Shelton Beach Road Extension)  
Council District 1  
**SUB-001488-2021 (Subdivision)**  
**MAWSS Stickney Plant Subdivision**  
**Number of Lots / Acres:** 1 Lot / 42.2± Acres  
**Engineer / Surveyor:** McCrory & Williams, Inc.

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

At its meeting on February 18, 2021, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) Revision of the plat to depict compliant rights-of-way along Moffett Road and Woodley Road, or to depict dedication to provide sufficient right-of-way along these street frontages;
- 2) Revision of the plat to label dedication of the corner radius at the intersection of Moffett Road and Shelton Beach Road Extension, or dedication of the corner radius in compliance with Section V.B.16.;
- 3) Revision of the plat to correct the spelling of Moffett Road, which is currently labeled as "Moffat Road";
- 4) Provision of the lot size in square feet and acres on the Final Plat, or provision of a table on the plat with the same information, adjusted for dedication;
- 5) Revision of the plat to illustrate the 25' minimum building setback line along all street frontages;
- 6) 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*

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*State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide a solid thicker line for the Subdivision Boundary. C) Provide and label the monument set or found at each subdivision corner. D) Provide the Surveyor's and Owner's (notarized) signatures. E) Add a note 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 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) Add a note that all existing and 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. I) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. 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](mailto: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 plat stating Traffic Engineering comments: (US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required 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 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.);*
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and*
- 10) *Full compliance with all other municipal codes and ordinances.*

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.

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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](mailto: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

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: McCrory Williams



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**Re: 4800 Moffett Road**

(Northwest corner of Moffett Road and Shelton Beach Road Extension)  
Council District 1.

**PUD-001486-2021 (Planned Unit Development)**

**MAWSS Stickney Plant Subdivision**

Planned Unit Development approval to amend a previously approved Planned Unit Development 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 the above referenced Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval of the Planned Unit Development:**

- a) the proposal promotes the objective of creative design (to encourage innovative and diversified design in building form and site development) by utilizing a single building site for multiple buildings, thus facilitating site development that is diverse from traditional site development, which is limited to one building per building site, and because greater flexibility is required due to the scope and scale of the site;
- b) the proposal promotes the objective of flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations) by permitting more buildings on a single building site than is generally possible under district regulations, thus accommodating existing conditions of the site;
- c) the proposal promotes the objective of efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment) by facilitating minor changes to a site whose impact on the use of the land may be considered less demanding of resources than denser commercial developments within the neighborhood;
- d) the proposal promotes the objective of public services (to encourage optimum use of available public utilities, streets and community facilities) by facilitating changes to a site which serves the community as a vital resource such that it may continue operating in an

event where operations would otherwise be disrupted (e.g. natural disaster, power outage, etc.).

**The Approval is subject to the following conditions:**

- 1) Revision of a table on the site plan to reflect the required amount of off-street parking for all applicable buildings;
- 2) Revision of the site to correct the spelling of Moffett Road, which is currently labeled as “Moffat Road”;
- 3) Revision of the site plan to illustrate the 25’ minimum building setback line along all street frontages;
- 4) Compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 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.*);
- 5) Placement of a note on the site plan stating Traffic Engineering comments: (*US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 6) 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*

**MAWSS Stickney Plant Subdivision PUD-001486-2021**  
**February 22, 2021**

*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.);*

- 7) 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 8) Completion of the subdivision process prior to the approval of any land disturbing or building activities;
- 9) Provision of a revised PUD site plan to the Planning & Zoning Department prior to signing of the Final Plat; and
- 10) Compliance with all other municipal codes and ordinances.

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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: McCrory Williams



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**Re: 4800 Moffett Road**

(Northwest corner of Moffett Road and Shelton Beach Road Extension)  
Council District 1.

**PA-001487-2021 (Planning Approval)**

**The Board of Water and Sewer Commissioners of the City of Mobile**

Planning Approval to amend a previously approved Planning Approval to allow the expansion of a water treatment plant in an R-1, Single-Family Residential District

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

At its meeting on February 18, 2021, the Planning Commission considered the above referenced Planning Approval to allow the expansion of a water treatment plant in an R-1, Single-Family Residential District.

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

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities because it should have no impact on these items due to the limited scope of the request;
- b. The proposal will be appropriate with regard to the use of public utilities and facilities because the site is utilized for public service as a water treatment facility and the request will ensure it continues operating in an event where operations would otherwise be disrupted (e.g. natural disaster, power outage, etc.);
- c. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because of the length of time the site has been developed and because of existing conditions.

**The Approval is subject to the following conditions:**

- 1) Revision of a table on the site plan to reflect the required amount of off-street parking for all applicable buildings;



**The Board of Water and Sewer Commissioners of the City of Mobile PA-001487-2021  
February 22, 2021**

- 2) Revision of the site to correct the spelling of Moffett Road, which is currently labeled as "Moffat Road";
- 3) Revision of the site plan to illustrate the 25' minimum building setback line along all street frontages;
- 4) Placement of a note on the plat stating Traffic Engineering comments: *(US Highway 98 is an ALDOT maintained roadway. Lot is limited to the number of curb cuts as illustrated on the approved PUD with any changes to size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) 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.);*
- 6) 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 7) Completion of the subdivision process prior to the approval of any land disturbing or building activities;
- 8) Provision of a revised Planning Approval site plan to the Planning & Zoning Department prior to signing of the Final Plat; and
- 9) Compliance with all other municipal codes and ordinances.

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

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning

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