



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Klyce Enterprises, Inc.  
3308 Springdale Plaza  
Mobile, AL 36606

**Re: 115, 201, 203 and 205 Furr Street**  
(West side of Furr Street, 365'± North of Old Shell Road).  
**SUB2014-00141**  
**Furr Street Subdivision, Cornell's Addition to**  
1 Lot / 1.0± Acre

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

At its meeting on December 04, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) Placement of a note on the final plat stating that the site is limited to one curb cut;
- 2) Subject to 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 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. C. 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. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Provide and label the monument set

**Furr Street Subdivision, Cornell's Addition to  
December 08, 2014**

*or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 3) **Subject to Traffic Engineering comments** (*Site is limited to one curb cut to Furr St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 4) **Subject to 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 61-929 and City Code Chapters 57 and 64).*);
- 5) **Subject to Fire comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*); and
- 6) **Provision of a buffer as required by Section V.A.8.**

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](mailto: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**

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: Cornell Properties, LTD  
Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Klyce Enterprises, Inc.  
3308 Springdale Plaza  
Mobile, AL 36606

**Re: 115, 201, 203 and 205 Furr Street**  
(West side of Furr Street, 365'± North of Old Shell Road).  
Council District 1  
**ZON2014-02384**  
**Klyce Enterprises**  
Rezoning from R-1, Single-Family Residential District, to B-3, Community  
Business District, to allow a storage facility.

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

At its meeting on December 04, 2014, 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 a storage facility.

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

- 1) The site to be brought into full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.**

The advertising fee for this application is \$222.85. 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: Cornell Properties, LTD  
Byrd Surveying, Inc.