



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 16, 2017

Jeffrey Quinnelly
3751 Sheips Lane
Mobile, AL 36608

Re: 406 & 456 North McGregor Avenue and 3772 & 3774 Sheips Lane
(Northeast corner of North McGregor Avenue and Sheips Lane).
Council District 7
SUB-000117-2017 (Subdivision)
North McGregor Subdivision, Quinnelly-Hale Addition to

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

At its meeting on June 15, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission heldover the request to the July 20, 2017 meeting, with revisions submitted by June 26th to address the following items:

- 1) revision of the plat to depict dedication along North McGregor Avenue and Sheips Lane to accommodate the required 12' wide sidewalk if necessary;
- 2) dedication of the corner radii at the intersection of North McGregor Avenue and Sheips Lane per Section V.D.6. of the Subdivision Regulations;
- 3) retention of the lot size in square feet and acres, adjusted for dedication;
- 4) 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 State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the recording data for the vacated ROW. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Revise the year listed in the NOTARY PUBLIC and APPROVAL signature blocks. F. Revise the signature block from "CITY ENGINEERING DEPARTMENT" to "CITY ENGINEER". G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Revise NOTE #11 to read "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". I. Remove NOTE #14. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);

- 5) compliance with Traffic Engineering comments (Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. With the addition of access to Sheips Lane the previously approved driveway on North McGregor Avenue should be considered one-way based on its constructed width. The proposed driveways on Shieps Lane should be combined to one driveway that meets City standards for two-way traffic. 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. Site plan does not illustrate a proposed dumpster on site. Improvements illustrated on North McGregor Avenue regarding the permanent striping are anticipated to be completed by an upcoming City resurfacing project and Traffic Engineering will assist with appropriate layout of on-street parking.);*
- 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 private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and*
- 7) 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)).*

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: Erdman Surveying, LLC



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3751 Sheips Lane
Mobile, AL 36608

Re: 406 & 456 North McGregor Avenue and 3772 & 3774 Sheips Lane
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Council District 7
ZON-000118-2017 (Amendment to Regulating Plan)
Jeffrey Quinnelly

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

At its meeting on June 15, 2017, the Planning Commission considered your request for an Amendment to the Village of Spring Hill Regulating Plan to change the regulating sub-districts from Neighborhood Center and Neighborhood General to Village Center.

After discussion, the Planning Commission held the request over to the July 20th meeting, with revisions submitted by June 26th to address the following items:

- 1) **either revision of the application to request a different sub-district of the Village of Spring Hill Traditional Center District Regulating Plan (specifically, Neighborhood Center), or submit a rezoning application to change the underlying zoning district of the site;**
- 2) **either revision of the site plan and narrative to illustrate all structures will be connected, or submittal of a Planned Unit Development application;**
- 3) **provision of information regarding the proposed uses of the new structures on site plan and narrative;**
- 4) **revision of the plat to depict dedication along North McGregor Avenue and Sheips Lane to accommodate the required 12' wide sidewalk if necessary;**
- 5) **dedication of the corner radii at the intersection of North McGregor Avenue and Sheips Lane per Section V.D.6. of the Subdivision Regulations;**
- 6) **correctly spell Sheips Lane;**
- 7) **provide a scale on the site plan;**
- 8) **provision of landscape area calculations and tree plantings;**

Jeffrey Quinnelly

June 16, 2017

- 9) depiction of required street trees in the right-of-way, as well as proposed street lights;
- 10) either provision of a dumpster connected to sanitary sewer and appropriately screened, or placement of a note stating that curbside pickup will be utilized;
- 11) provision of a 3'-6' high privacy fence, garden wall, or hedge along the Eastern property line where the site is adjacent to R-1, Single-Family Residential District per Section 64-3.H.4.a.(6). of the Zoning Ordinance;
- 12) revision of the sub-standard parking space to either be landscaped or striped to clearly prohibit parking in the area;
- 13) placement of a note on the site plan stating that any on-street parking will require approval from Traffic Engineering as well as a non-utility right-of-way use agreement;
- 14) revision of the site plan to provide parking setback from Sheips Lane by at least 30' per Section 64-3.H.6.a.(4). of the Zoning Ordinance;
- 15) compliance with Traffic Engineering comments (*Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. With the addition of access to Sheips Lane the previously approved driveway on North McGregor Avenue should be considered one-way based on its constructed width. The proposed driveways on Shieps Lane should be combined to one driveway that meets City standards for two-way traffic. 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. Site plan does not illustrate a proposed dumpster on site. Improvements illustrated on North McGregor Avenue regarding the permanent striping are anticipated to be completed by an upcoming City resurfacing project and Traffic Engineering will assist with appropriate layout of on-street parking.*);
- 16) 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
- 17) 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).*).

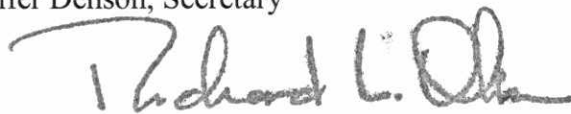
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

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Richard Olsen

Deputy Director of Planning & Zoning