



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 10, 2016

Blankenship Enterprises
1305 Springhill Avenue
Mobile, AL 36604

Re: 1305 & 1307 Spring Hill Avenue
(South side of Spring Hill Avenue, 90'± West of North Ann Street).
Council District 2
SUB2016-00096 (Subdivision)
Blankenship Addition to Springhill Avenue Subdivision
1 Lot / 2.3 ± Acres

Dear Applicant(s):

At its meeting on October 6, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the Final Plat to depict the 25-foot minimum building setback lines along both street frontages;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the Final Plat stating the site is limited to one curb cut to Springhill Avenue, and two curb cuts to Ann Street, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the plat stating that a 6' high 10' wide vegetation buffer or 6' high wooden privacy fence will be required where the site abuts residential property at the time of any new development;
- 5) compliance with Engineering comments: *"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 POB/POC. C. The written legal description does not seem to match the bearings and distances shown on the drawing. D. Provide and label the monument set or found at each subdivision corner. The legend is ambiguous concerning the "set" and "recovered" rod and cap. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. 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.";

- 6) compliance with Traffic Engineering comments: "Springhill Avenue is an ALDOT maintained roadway. Lot is limited to no more than one curb cut to Springhill Avenue, and its existing two curb cuts to Ann Street, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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.";*
- 7) 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*
- 8) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)."*

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.

Blankenship Addition to Springhill Avenue Subdivision
October 10, 2016

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: Rowe Engineering & Surveying, Inc.



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October 10, 2016

Blankenship Enterprises
1305 Springhill Avenue
Mobile, AL 36604

Re: 1305 & 1307 Spring Hill Avenue
(South side of Spring Hill Avenue, 90'± West of North Ann Street).
Council District 2
ZON2016-01773 (Rezoning)
Blankenship Enterprises

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

At its meeting on October 6, 2016, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, and R-1, Single-Family Residential District, to B-3 Community Business District, to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

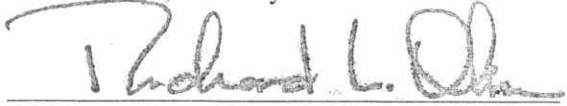
The advertising fee for this application is \$292.15. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Rowe Engineering & Surveying, Inc.