

SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Benjamin Cummings
Cummings Architecture Corporation
One Houston Street
Mobile, AL 36606

Re: Case #SUB2012-00087 (Subdivision)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Byrd Surveying
Council District 2

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Planning Commission decided to hold the matter over until the December 6, 2012, meeting with revisions due by November 14, 2012, so that the following items can be addressed:

- 1) revision of the plat to depict a corner radius at Government and Marine Streets, and Marine and Church Streets, in compliance with Section V.D.6. of the Subdivision Regulations;
- 2) revision of the site plan to reflect Traffic Engineering comments: *"This site is located on an ALDOT maintained roadway. Government Street and Marine Street should each be limited to one curb-cut, with size, location, and design to be approved by ALDOT (Government Street) and Traffic Engineering (both frontages), and conform to AASHTO standards. The Government Street driveway should be constructed as a right-in, right-out only, in the vicinity of the eastern driveway, to provide separation from the adjacent property's*

driveway. Note: The existing driveway radii do not appear to be illustrated accurately. The curb-cut on Marine Street should be two-way with no turning restrictions. Parking aisles will need to be adjusted to allow for internal circulation. Any parking stalls that require backing or maneuvering in the right-of-way should be eliminated. This includes the parking adjacent to the building along Marine Street, and internal angled spaces near the Government Street driveway. The western site perimeter will need physical obstructions to prevent cross access from the adjacent business and residence;"

- 3) revision of the plat to reflect Engineering comments: "1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Dedicate ROW radius at the corner of Government St and Marine St, and at Church St and Marine St, with the size to be approved by Traffic Engineering and Engineering;" and,
- 4) revision of the lot size in square feet to reflect dedication.

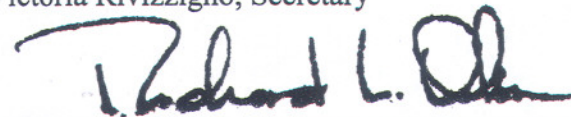
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

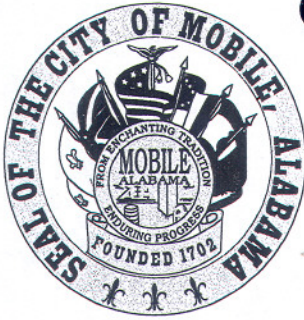
Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: 951 Government
Mike Daniels
Byrd Surveying Inc.



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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Benjamin Cummings
Cummings Architecture Corporation
One Houston Street
Mobile, AL 36606

Re: Case #ZON2012-02096 (Planning Approval)
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Planning Approval to allow a self storage facility in a B-2, Neighborhood
Business District.
Council District 2

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered for Planning Approval the site plan to allow a self storage facility in a B-2, Neighborhood Business District.

After discussion, it was decided to hold the matter over until the December 6, 2012, meeting, with revisions due by November 14, 2012, so that the following items can be addressed:

- 1) **revision of the site plan to reflect Traffic Engineering comments:** *"This site is located on an ALDOT maintained roadway. Government Street and Marine Street should each be limited to one curb-cut, with size, location, and design to be approved by ALDOT (Government Street) and Traffic Engineering (both frontages), and conform to AASHTO standards. The Government Street driveway should be constructed as a right-in, right-out only, in the vicinity of the eastern driveway, to provide separation from the adjacent property's driveway. Note: The existing driveway radii do not appear to be illustrated accurately. The curb-cut on Marine Street should be two-way with no turning restrictions. Parking aisles will need to be adjusted to allow for internal*

circulation. Any parking stalls that require backing or maneuvering in the right-of-way should be eliminated. This includes the parking adjacent to the building along Marine Street, and internal angled spaces near the Government Street driveway. The western site perimeter will need physical obstructions to prevent cross access from the adjacent business and residence;"

- 2) revision of the site plan to include information regarding the amount of office space to remain in the building, the provision of parking spaces adequate to serve any storage office use on site and spaces necessary for customers;
- 3) revision of the site plan to reflect Engineering comments: *"1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Dedicate ROW radius at the corner of Government St and Marine St, and at Church St and Marine St, with the size to be approved by Traffic Engineering and Engineering;"*
- 4) revision of the site plan to reflect 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). Full compliance with frontage tree planting requirements of the Zoning Ordinance; number and location to be coordinated with Urban Forestry due to existing mature Live Oak Trees along Government Street and the planting of one understory tree for every 20 parking spaces to be planted within interior of the lot to break up the expanse of paving;"* and,
- 5) revision of the site plan to depict the 10-foot wide residential buffer, and relocation of the proposed dumpster to be outside of any required buffer.

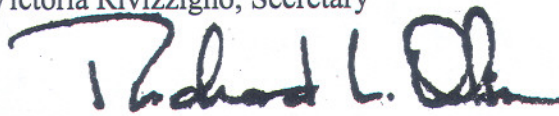
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MOBILE CITY PLANNING COMMISSION

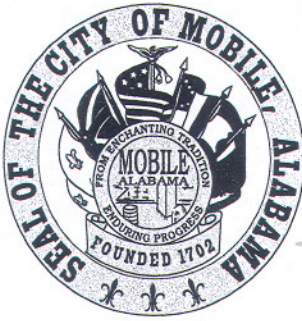
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Richard Olsen
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November 5, 2012

SAMUEL L. JONES
MAYOR

Benjamin Cummings
Cummings Architecture Corporation
One Houston Street
Mobile, AL 36606

Re: Case #ZON2012-02095 (Rezoning)

Benjamin P Cummings

951 Government Street

(West side of Marine Street, extending from Government Street to Church Street)

Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to allow a self storage facility.

Council District 2

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a self storage facility.

After discussion, it was to hold the matter over until the December 6, 2012, meeting, with revisions due by November 14, 2012, so that the following items can be addressed:

- 1) revision of the site plan to reflect changes requested for the Planning Approval and Subdivision applications.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: 951 Government
Mike Daniels
Byrd Surveying Inc.

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