



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

BOARD OF SCH COMM OF MOBILE
ATTN: Facilities Department
P.O. BOX 180069
Mobile, AL 36618

Re: 1901 Hurtel Street
(South side of Hurtel Street, 210'± West of Prairie Avenue).
Council District 3
SUB-001450-2020
Maryvale Place Subdivision
Number of Lots / Acres: 3 Lots / 16.8± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) Revision of the plat to depict and label a 25-foot minimum building setback line from Hurtel Street for each lot where the lot is at least 60-feet in width;
- 2) Revision of the plat to label the size of each lot in square feet as well as acres;
- 3) Retention of width of the Hurtel Street right-of-way;
- 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 Subdivision Name on the Plat. C. Provide a vicinity map. D. Provide match lines on the three (3) sheets. E. Show and label the "Wetland Parcel" shown on the PUD Conceptual Site Plan drawing if it is going to be a separate parcel (i.e. Common Area, etc.) F. Review and revise the written legal description and/or the bearing and distance labels that do not match. G. Revise the plat to label each lot with its size in acres and square feet, or the*

furnishing of a table on the Plat providing the same information. H. The PUD Conceptual Site Plan indicates that there are wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. I. Update NOTE #1 to show the correct flood map information. New maps went into effect on June 5, 2020. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Owner's (notarized) signatures. L. The Applicant shall review the 1984 aerial photo (FLIGHT 27 - #77) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that the LOT will receive. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. M. 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. N. 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. O. 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. P. Add a note that all 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. Q. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. R. 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 prior to obtaining any signatures. No signatures are required on the drawing. S. 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.)

- 5) *Compliance with Traffic Engineering comments and placement as a note on the plat (A traffic impact study is required for this site based on the overall density of the development. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development. Driveway number, size, location, and design are subject to the approved PUD for this site and shall 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.);*
- 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). 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.);*

December 21, 2020

- 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). 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 buildings and 600' of sprinkled buildings.*);
- 8) Placement of a note on the Final Plat stating that maintenance of the detention basin and any other common areas are the responsibility of the subdivision's property owners; and
- 9) Completion of the subdivision process prior to any request for a certificate of occupancy for any building.

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.

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.

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: Wattier Surveying, Inc.
Winton Yerby III



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MOBILE CITY PLANNING COMMISSION

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ATTN: Facilities Department
P.O. BOX 180069
Mobile, AL 36618

Re: 1901 Hurtel Street
(South side of Hurtel Street, 210'± West of Prairie Avenue).
Council District 3
PUD-001448-2020
Maryvale Place Subdivision
Planned Unit Development Approval to allow multiple buildings on multiple building sites with shared access between building sites.

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced Planned Unit Development:

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it repurposes an existing developed site;
- b. 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), because it will reuse an existing developed site;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because land will be set aside to protect existing wetlands;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because a large portion of the site will remain greenspace;

The Approval is subject to the following conditions:

- 1) Revision of the site plan or narrative to reflect the maximum number of proposed dwelling units for phase one (not to exceed 96);
- 2) Revision of the site plan to depict and label any proposed buffer fencing;
- 3) Revision of the site plan to depict and label a 25-foot minimum building setback line from Hurtel Street for each lot where the lot is at least 60-feet in width;
- 4) Revision of the site to provide the size of each lot in square feet as well as acres;
- 5) Parking lot lighting to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 6) Dumpster location and screening to comply with Section 64-4.D.9. of the Zoning Ordinance;
- 7) Application to coordinate with staff regarding compliance with the Section 64-4.E. of the Zoning Ordinance (tree and landscaping requirements);
- 8) Placement of a note on the site plan stating that maintenance of the detention basin and any other common areas are the responsibility of the subdivision's property owners;
- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE (PUD) CONCEPTUAL 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.*);
- 10) Compliance with Traffic Engineering comments (*A traffic impact study is required for this site based on the overall density of the development. Offsite improvements may be necessary to mitigate the volume of traffic anticipated by this development. A traffic impact*

Maryvale Place Subdivision PUD-001448-2020
December 21, 2020

study must be submitted and approved prior to the Traffic Engineering Department approving building permits for this proposed development. Driveway number, size, location, and design are subject to the approved PUD for this site and shall 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.);

- 11) 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.);*
- 12) 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). 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 buildings and 600' of sprinkled buildings.);*
- 13) Provision of a revised PUD site plan prior to any request for permits for vertical construction;
- 14) Completion of the subdivision process prior to any request for a certificate of occupancy for any building; and
- 15) Full 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: Wattier Surveying, Inc.
Winton Yerby III



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ATTN: Facilities Department
P.O. BOX 180069
Mobile, AL 36618

Re: **1901 Hurtel Street**
(South side of Hurtel Street, 210'± West of Prairie Avenue).
Council District 3
ZON-001447-2020
Hollyhand Development, LLC
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

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

At its meeting on December 17, 2020, the Planning Commission considered Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

After discussion, the Planning Commission determined that following conditions prevail:

- i. Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable;
- ii. Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district; or
- iii. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

1. Completion of the subdivision process; and
2. Full compliance with all other municipal codes and ordinances.

Hollyhand Development, LLC ZON-001447-2020
December 21, 2020

The advertising fee for this application is \$ **359.45**. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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

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By:



Margaret Pappas
Deputy Director of Planning and Zoning

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