



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

O. A. Pesnell, Jr.
6951 Cottage Hill Road
Mobile, AL 36695

Re: 3450 Girby Road
(North side of Girby Road 160'± East of Hillcrest Road).
Council District 6
SUB-000100-2017 (Subdivision)
Addison Woods Subdivision

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

At its meeting on June 1, 2017, 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) Dedication of right-of-way along Girby Road to provide 50-feet from centerline;**
- 2) Revision of the lot size and minimum building setback information to reflect right-of-way dedication;**
- 3) Placement of a note on the plat stating that Lots 1 and 2 are denied direct access to Girby Road, and are limited to one curb-cut each to the private drive on Lot 3, that Lot 3 is limited to one curb-cut to Girby Road and denied direct access to Hillcrest Road, with the size, design and location of curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;**
- 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. Review and revise the written*)**

- legal description or the listed "Bearing Basis". C. Show and label each and every Right-Of-Way and easement. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". 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 SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 5) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut each, with size, location and design to be approved by 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.);
 - 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).);
 - 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));
 - 8) Provision of a revised PUD site plan prior to the signing of the final plat; and
 - 9) Completion of the Subdivision process prior to any request for land disturbance.

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.

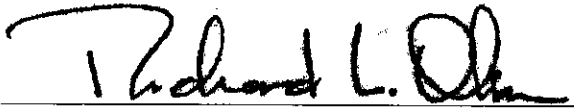
Addison Woods Subdivision

June 5, 2017

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.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

O. A. Pesnell, Jr.
6951 Cottage Hill Road
Mobile, AL 36695

Re: 3450 Girby Road
(North side of Girby Road 160'± East of Hillcrest Road).
Council District 6
PUD-000101-2017 (Planned Unit Development)
Addison Woods Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) Dedication of right-of-way along Girby Road to provide 50-feet from centerline;
- 2) Revision of the lot size and minimum building setback information to reflect right-of-way dedication;
- 3) Placement of a note on the site plan stating that Lots 1 and 2 are denied direct access to Girby Road, and are limited to one curb-cut each to the private drive on Lot 3, that Lot 3 is limited to one curb-cut to Girby Road and denied direct access to Hillcrest Road, with the size, design and location of curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 4) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD 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 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,*

Addison Woods Subdivision PUD

June 5, 2017

grading, storm water detention systems, paving, and all above ground structures, 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut each, with size, location and design to be approved by 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.);*
- 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).);*
- 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));*
- 8) Sites to be developed in compliance with Zoning Ordinance requirements, including Sections 64-4.D.9., 64-4.A.2., 64-6.A.3.c. and 64-6.A.8..;*
- 9) Development of Lots 1 and 2 will require new applications to the Planning Commission for Planned Unit Development review;*
- 10) Provision of a revised PUD site plan prior to the signing of the final plat; and*
- 11) Completion of the Subdivision process prior to any request for land disturbance.*

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:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

O. A. Pesnell, Jr.
6951 Cottage Hill Road
Mobile, AL 36695

Re: 3450 Girby Road
(North side of Girby Road 160'± East of Hillcrest Road).
Council District 6
ZON2017-00397 (Rezoning) (HOLDOVER)
O. A. Pesnell, Jr.

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

At its meeting on June 1, 2017, the Planning Commission considered your request for a change in zoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-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) Approval limited to an approved Planned Unit Development;**
- 2) Completion of the Subdivision process; and**
- 3) Full compliance with all other municipal codes and ordinances, including landscaping and tree plantings.**

The advertising fee for this application is \$343.45. 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