



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2018

Smith, Clark & Associates, LLC
P. O. Box 7082
Spanish Fort, AL 36577

Re: North side of Moffett Service Road, 790'± West of Gash Lane
Council District 1
SUB-000423-2018 (Subdivision)
Mandrell's Subdivision, Merchants Addition to

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

At its meeting on March 15, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the plat to indicate at least a 100' right-of-way width along the site frontage, or dedication to provide 50' from the centerline of Moffett Road;
- 2) revision of the plat to label the lot size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line on the Final Plat, adjusted to be measured from any required frontage dedication;
- 4) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Moffett Road Service Road, with the size, design and location to be approved by ALDOT and comply with AASHTO standards;
- 5) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 6) placement of a note on the Final Plat stating that no future subdivision of the site is allowed until additional frontage on a public or compliant private street is provided;
- 7) 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 a detail of the southeast corner of LOT 1 to clarify the location of the property line segment labeled C2. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. 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.];*
- 8) **compliance with Traffic Engineering comments:** *[Moffett Road (US Highway 98) and its service road are ALDOT maintained roadways. Site is limited to one curb cut to be approved by ALDOT and Traffic Engineering and conform to AASHTO Standards. Driveway improvements cannot extend across the extension of the property line to the curb without the written consent of the adjacent landowner. 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.];*
 - 9) **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).);*
 - 10) **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)); and*
 - 11) **completion of the Subdivision process prior to any requests for land disturbance or new construction.**

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.

**Mandrell's Subdivision, Merchants Addition to
March 27, 2018**

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: Merchants Bank



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March 27, 2018

Smith, Clark & Associates, LLC
P. O. Box 7082
Spanish Fort, AL 36577

Re: North side of Moffett Service Road, 790'± West of Gash Lane
Council District 1
ZON-000422-2018 (Rezoning)
Smith, Clark & Associates, LLC

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

At its meeting on March 15, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow the construction of a single-story office building.

After discussion, it was decided to recommend a change in zoning to the City Council as a B-1, Buffer Business, 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 \$278.65. 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: Merchants Bank