



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

The First, A National Banking
Attn: Rich Campbell
6140 Airport Blvd.
Mobile, AL 36608

Re: 6445 Todd Acres Drive
(East side of Todd Acres Drive, 2/10± mile North of Hamilton Boulevard).
Council District 4
SUB2015-000021
Mobile Metal Scrap Place Subdivision
2 Lots / 7.1± Acres

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

At its meeting April 2, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) dedication in compliance with Section V.B.16., in regards to curb radii should be required at the intersection of Todd Acres Drive and Giblin Road for both lots;
- 2) illustration of the 25' minimum building setback line along Todd Acres Drive and Giblin Road;
- 3) revision of the plat to illustrate to removal of the private fence, gate, and any other structures currently in the right-of-way;
- 4) full compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 1. 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. 2. 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. 3. Provide a written legal description for the proposed subdivision and matching bearing and*

Mobile Metal Scrap Place Subdivision
April 6, 2015

- distance labels. 4. Provide and label the monument set or found at each subdivision corner. 5. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 6. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. 7. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) full compliance with Traffic Engineering comments: *(There is no proposed gate illustrated at the main entrance to the site on Todd Acres Drive. The existing gate that blocks the Giblin Road right-of-way should be removed. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.); and*
- 6) compliance with Fire comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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.

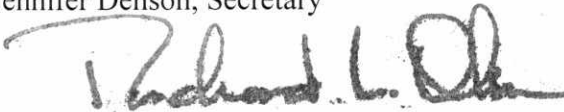
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

Cc: Erdman Surveying LLC



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MOBILE CITY PLANNING COMMISSION

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Attn: Rich Campbell
6140 Airport Blvd.
Mobile, AL 36608

Re: 6445 Todd Acres Drive
(East side of Todd Acres Drive, 2/10± mile North of Hamilton Boulevard).
Council District 4
ZON2015-00497
Mobile Metal Scrap Place Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on April 2, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission denied the above referenced application, for the following reasons:

- 1) denial of the rezoning application makes this request moot.**

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: Erdman Surveying LLC



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Mobile, AL 36608

Re: 6445 Todd Acres Drive
(East side of Todd Acres Drive, 2/10± mile North of Hamilton Boulevard).
Council District 4
ZON2015-00498
Mobile Metal Scrap Place Subdivision
Planning Approval to allow a junk yard in an I-2, Heavy Industry District.

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

At its meeting on April 2, 2015, the Planning Commission considered for Planning Approval a request to allow a junk yard in an I-2, Heavy Industry District.

After discussion, the Planning Commission denied the request for the following reasons:

- 1) denial of the rezoning application makes this request moot.**

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: Erdman Surveying LLC



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Attn: Rich Campbell
6140 Airport Blvd.
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Re: 6445 Todd Acres Drive
(East side of Todd Acres Drive, 2/10± mile North of Hamilton Boulevard).
Council District 4
ZON2015-00391(Rezoning)
The First, A National Banking Association Rich Campbell Mobile Market President
Rezoning from I-1, Light-Industry District, to I-2, Heavy-Industry District, to allow the operation of a junkyard.

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

At its meeting on April 2, 2015, the Planning Commission considered your request for a change in zoning from I-1, Light-Industry District, to I-2, Heavy-Industry District, to allow the operation of a junkyard.

After discussion, the Planning Commission denied the request for the following reasons:

- 1) the applicant has not provided sufficient reasoning to justify the rezoning of the site as required by Section 64-9 of the Zoning Ordinance.**

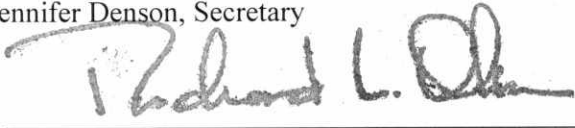
If you have any questions regarding this action, please call this office at 251-208-5895.

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