



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2015

Board of Water and Sewer Comm
of the City of Mobile
P.O. Box 2368
Mobile, AL 36652

Re: 1060 Springhill Avenue and 160 North Pine Street
(Northeast corner of Springhill Avenue and North Pine Street).
Council District 2
SUB2015-00092
Dumas Subdivision, Resubdivision of and Addition to Lot 1
1 Lot / 0.7 Acre

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

At its meeting on August 20, 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) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 2) **Placement of a note on the Final Plat stating: *(The lot is limited to 1 curb-cut only to each street, with any changes to the size, design and location to be approved by Traffic Engineering, and ALDOT where applicable, and conform to AASHTO standards. Any unused curb-cuts should be closed and replaced with curb-and-gutter.)*;**
- 3) **Compliance with Engineering comments *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. 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. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 4) Compliance with Traffic Engineering comments (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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.);*
- 5) 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 61-929 and City Code Chapters 57 and 64).);*
- 6) Compliance with Fire Department 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).); and*
- 7) Completion of the subdivision process and rezoning request prior any requests 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.

Dumas Subdivision, Resubdivision of and Addition to Lot 1
August 24, 2015

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: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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August 24, 2015

Board of Water and Sewer Comm
of the City of Mobile
P.O. Box 2368
Mobile, AL 36652

Re: 1060 Springhill Avenue and 160 North Pine Street
(Northeast corner of Springhill Avenue and North Pine Street).
Council District 2
ZON2015-01715 (Rezoning)
Board of Water and Sewer Commissioners of the City of Mobile
Rezoning from R-2, Two-Family Residential District, to B-3, Community
Business District, to eliminate split zoning.

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

At its meeting on August 20, 2015, the Planning Commission considered your request for a change in zoning from R-2, Two-Family Residential District, to B-3, Community Business District, to eliminate split zoning.

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

- 1) Provision of a 6' high wooden privacy fence (not to exceed a height of 3' within 25' front yard setback) and/or residential buffer where the site is adjacent to residentially used properties;
- 2) Compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance to ensure parking lot lighting does not shine directly onto adjacent residential properties or into traffic;
- 3) Provision of bumper stops or curbing for all parking spaces;
- 4) Provision of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note stating that waste removal will be via curb-side pick-up;
- 5) Completion of the subdivision process and rezoning request prior to any requests for land disturbance; and
- 6) Full compliance with all municipal codes and ordinances.

Board of Water and Sewer Commissioners of the City of Mobile REZ
August 24, 2015

The advertising fee for this application is \$312.49. 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.

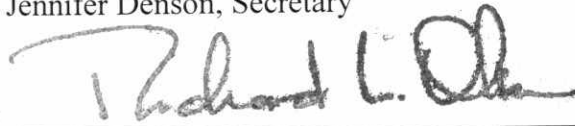
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.