



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 10, 2017

NAC Investments, LLC  
4147 Fenwick Loop  
Mobile, AL 36619

**Re: 5803, 5809 and 5811 Old Shell Road**  
**(Southwest corner of Old Shell Road and Long Street).**  
**Council District 6**  
**SUB-000089-2017 (Subdivision) (Holdover)**  
**NAC Subdivision**

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

At its meeting on July 6, 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) revision of the Final Plat to indicate that Old Shell Road has a minimum right-of-way of 50' from the centerline;
- 2) retention of dedication of the corner radius at Old Shell Road and Long Street per Section V.D.6. of the Subdivision Regulations;
- 3) retention of the illustration of the 50' wide right-of-way for Long Street;
- 4) depiction of Waltman Lane on the Final Plat;
- 5) retention of the lot sizes in square feet and acres;
- 6) retention of the 25' minimum building setback along Old Shell Road and Long Street;
- 7) illustration of a 10' minimum building setback along Waltman Lane;
- 8) retention of the 10' drainage and utility easement along the South property line for Lot A;
- 9) placement of a note on the Final Plat stating no structures are allowed to be erected in any easement;
- 10) placement of a note on the Final Plat stating Lot A is limited to two curb cuts to Long Street, with no direct access to either Old Shell Road or Waltman Lane, and Lot B is limited to the existing curb cut to Old Shell Road, with size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 11) 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. Correct the street names labeled in the vicinity map. C. Provide curve data for the proposed curve. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's

(notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. 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. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.);

- 12) compliance with Traffic Engineering comments (Lot A is limited to two curb cuts to Long Street and Lot B is limited to one curb cut to Old Shell Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Old Shell Road and Waltman Lane (private) from Lot A is denied. 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. Sidewalk construction is required along all street frontages, including an accessible ramp at the intersection of Long Street and Old Shell Road.);
- 13) 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).);
- 14) compliance with Fire Department comments and placement of a note (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);
- 15) landscaping of the detention pond with compatible vegetative screening along the south property line, and the provision of a vegetative buffer; and
- 16) submittal of two revised Planned Unit Development site plans prior to the signing of the Final Plat.

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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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](mailto: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**

Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 10, 2017

Joseph N. Asarisi  
6348 Piccadilly Square Drive, Suite 215  
Mobile, AL 36609

**Re: 5803, 5809 and 5811 Old Shell Road**  
**(Southwest corner of Old Shell Road and Long Street).**  
**Council District 6**  
**PUD-000136-2017 (Planned Unit Development)**  
**NAC Subdivision**

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

At its meeting on July 6, 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) retention of the 25' minimum building setback along Old Shell Road;**
- 2) revision of the site plan to illustrate that the two areas that are sub-standard in width to function as parking spaces at the South of the parking lot be either striped or landscaped to make it obvious that no parking is allowed in those areas;**
- 3) provision of a sidewalk along Old Shell Road as illustrated on the site plan;**
- 4) obtaining all necessary permits for the installation of the sidewalk and alterations to be made to the dumpster; and**
- 5) submittal of two revised Planned Unit Development site plans prior to the signing of the Final Plat.**


**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

**NAC Subdivision PUD**  
**July 10, 2017**

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: NAC Investments, LLC



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 10, 2017

Joseph N. Asarisi  
6348 Piccadilly Square Drive, Suite 215  
Mobile, AL 36609

**Re: 5803, 5809 and 5811 Old Shell Road**  
**(Southwest corner of Old Shell Road and Long Street).**  
**Council District 6**  
**ZON-000093-2017 (Rezoning) (Holdover)**  
**NAC Investments, LLC**

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

At its meeting on July 6, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, R-2, Two-Family Residence District, and B-2, Neighborhood Business District, to R-3, Multiple-Family Residence District and B-2, Neighborhood Business District, to eliminate split zoning.

**After discussion, it was decided to recommend the rezoning of Lot A from B-2, Neighborhood Business District and R-2, Two-Family Residential District to B-2, Neighborhood Business District to the City Council, subject to the following:**

- 1) completion of the Subdivision process;**
- 2) preservation status is to be given to the 68" live oak tree along Old Shell Road on Lot A;**
- 3) full compliance with tree planting and landscape area requirements; and**
- 4) full compliance with all municipal codes and ordinances.**

**Further, it was decided to recommend the rezoning rezoning of Lot B from R-1, Single-Family Residential District and R-2, Two-Family Residential District to R-3, Multiple-Family Residential District to the City Council, subject to the following:**

- 1) completion of the Subdivision process;**
- 2) development of Lot B limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**

**NAC Investments, LLC REZ**

**July 10, 2017**


The advertising fee for this application is \$311.50. 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: NAC Investments, LLC