



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Springhill & Davenport, LLC
P. O. Box 130
Daphne, AL 36526

Re: 2825 Springhill Avenue
(Southeast corner of Springhill Avenue and Davenport Avenue, and Southwest corner of Springhill Avenue and McLean Avenue, extending to the North side of Haas Avenue).
Council District 1
SUB2015-00107 (Subdivision)
Springhill & Davenport, LLC
3 Lots / 4.5 Acres

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

At its meeting on September 17, 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 of the corner radii at all street corners;**
- 2) **retention of the 25' minimum building setback line along all frontages;**
- 3) **provision of the lot size in square feet and acres;**
- 4) **placement of a note on the Final Plat stating that Lots 1 and 2 are limited to a combined total of 3 curb cuts, while Lot 3 is limited to four curb cuts with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the maintenance of all common areas and detention facilities is the responsibility of the property owners and not the City of Mobile;**
- 6) **submittal of an Administrative Planned Unit Development if multiple lots are to have shared access and parking, prior to the issuance of permits;**
- 7) **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: 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at each street intersection. C. Show and label each and every Right-Of-Way, alleyway and easement. Provide the recording data for any recorded Vacations. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) *full compliance with Traffic Engineering comments, and placement as a note on the final plat (Springhill Avenue is an ALDOT maintained roadway. Lot 1 and Lot 2 are limited to a combined total of three curb cuts between both lots. Lot 3 is limited to no more than four curb cuts. 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.);*
- 9) *full compliance with Urban Forestry comments, and placement as a note on the final plat (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. Preservation status is to be given to all 24 inch and larger Live Oak trees located on Lots 2 and 3. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree protection barriers shall be placed a distance of 10 feet around all 24 inch and larger Live Oaks prior to land disturbance and during construction activities, and no site development may occur within 5 feet of a 24 inch and larger Live Oak that will be retained on the site, per Section 64-4.H.5. of the Zoning Ordinance. Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.); and*
- 10) *compliance with Fire comments, and placement as a note on the final plat: (All projects within the City Limits of Mobile shall comply with the*

Springhill & Davenport, LLC
September 22, 2015

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).).

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: 
Bert Hoffman, Planner II

cc: Board of School Commissioners of Mobile County
Thompson Engineering



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MOBILE CITY PLANNING COMMISSION

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September 22, 2015

Springhill and Davenport, LLC
P. O. Box 130
Daphne, AL 36526

Re: 2825 Springhill Avenue
(Southeast corner of Springhill Avenue and Davenport Avenue, and Southwest corner of Springhill Avenue and McLean Avenue, extending to the North side of Haas Avenue).
Council District 1
ZON2015-02004 (Rezoning)
Springhill & Davenport, LLC

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

At its meeting on September 17, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow retail sales, restaurant and a fire station.

After discussion, the Planning Commission approved the request 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 \$276.05. 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.

Springhill & Davenport, LLC REZ
September 22, 2015

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