

CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 21, 2013

Joseph R. Dear
518 Bay Shore Ave
Mobile, AL 36607

Re: Case #SUB2013-00109 (Subdivision)
Teague Brothers Carpet Subdivision
519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
(Northwest corner of Bay Shore Avenue and Mill Street).

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

At its meeting on October 17, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label the lot with its size in square feet and acres, after any required dedication, or the provision of a table on the Final Plat providing the same information;
- 2) dedication to provide a 25' radius curve at the intersection of Bay Shore Avenue/Farrell Street and Mill Street, and at the Southwest corner of the property where Mill Street turns from East-West to North-South;
- 3) placement of a note on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to illustrate a 25' minimum building setback line along all street frontages;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) subject to the Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c. Add a*

signature block for the Planning Commission and Traffic Engineer. d. Revision of 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; e. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f. Show and label each and every Right-Of-Way and easement. g. Provide and label the monument set or found at each subdivision corner. h. Provide the Surveyor's Certificate and Signature. i. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. k. Provide a Plat showing and labeling the existing lot(s) included within this proposed subdivision.];

- 7) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) subject to the 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)];*
- 9) subject to the Fire Department 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.);*
- 10) submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to the signing of the Final Plat; and
- 11) full compliance with all municipal codes and ordinances.

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 travisz@cityofmobile.org.

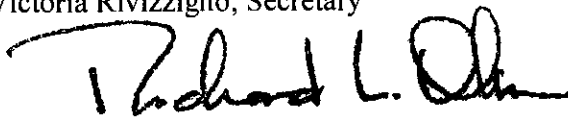
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Robert B. Moseley Surveying Co



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SAMUEL L. JONES
MAYOR

October 21, 2013

Joseph R. Dear
518 Bay Shore Ave
Mobile, AL 36607

Re: Case #ZON2013-02282 (Planned Unit Development)
Teague Brothers Carpet Subdivision
519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
(Northwest corner of Bay Shore Avenue and Mill Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on October 17, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to label the lot with its size in square feet and acres, after any required dedication; or the provision of a table on the site plan providing the same information;
- 2) revision of the site plan to indicate any required dedications of the Subdivision;
- 3) placement of a note on the site plan stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the site plan to illustrate a 25' minimum building setback line along all street frontages;
- 5) revision of the site plan to provide parking calculations;
- 6) revision of the site plan at the time of new construction or redevelopment to provide a compliant dumpster or dumpsters, or the placement of a note on the site plan stating that dumpsters will not be utilized and refuse collection will be either curb-side or via a private collection service;
- 7) revision of the site plan at the time of new construction or redevelopment to provide landscaping and tree planting calculations and to meet the landscaping and tree planting requirements, as much as practicable, to be coordinated with Urban Forestry;
- 8) revision of the site plan at the time of new construction or redevelopment to indicate public sidewalks along all street frontages, or the submission of a Sidewalk Waiver application;

Teague Brothers Carpet
October 17, 2013

- 9) submission of an amended PUD at the time of new construction or redevelopment;
- 10) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 11) subject to the Engineering comments: *[1.) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2.) Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3.) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4.) Must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)]* ;
- 12) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 13) subject to the 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)];*
- 14) subject to the Fire Department 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.);*
- 15) submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval prior to the signing of the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

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