



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Smith, Clark & Associates, LLC  
P. O. Box 7082  
Spanish Fort, AL 36527

Re: **South side of Kooiman Road, 375'± East of U.S. Highway 90 West**  
Council District 4  
**SUB-000406-2018 (Subdivision)**  
**Creekside @ Kooiman Dairy Subdivision**

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

At its meeting on March 1, 2018, 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) Provision of the 25-foot minimum building setback line along Kooiman Road;
- 2) Retention of 60' right-of-way width to Kooiman Road;
- 3) Retention of the lot size information in both square feet and acres;
- 4) Placement of a note on the final plat stating that the lot is limited to a maximum of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards
- 5) Compliance with Engineering comments (*The ROW Vacation process must be completed prior to submitting the FINAL PLAT for review and/or signature. 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. Show and label each and every Right-Of-Way and easement. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and*

- Traffic Engineering signatures. E. Show the recording information for the vacated ROW/easements. F. 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. G. 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. H. 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. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. 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.);*
- 6) **Compliance with Traffic Engineering comments:** *(Site is limited to no more than two curb cuts to Kooiman Road to be approved by Traffic Engineering and conform to AASHTO Standards. Modification of the proposed driveway layout on the east side of the property may be necessary in the future if a roadway is constructed adjacent to this site that could cause the driveway to be located too close to the intersection. 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.);*
  - 7) **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).);*
  - 8) **Compliance with Fire 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) );*
  - 9) **Completion of the Subdivision process prior to any requests for land disturbance or new construction; and**
  - 10) **Completion of the vacation process, if necessary, 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

**Creekside @ Kooiman Dairy Subdivision**  
**March 9, 2018**

Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

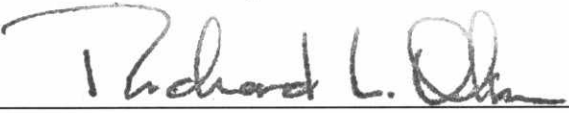
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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: Graham Golden, Jr.  
Michael Phillips  
Van Golden



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**Re: South side of Kooiman Road, 375'± East of U.S. Highway 90 West**  
Council District 4  
**ZON-000407-2018 (Rezoning)**  
**Creekside @ Kooiman Dairy Subdivision**

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

At its meeting on March 1, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District, to allow the construction of a retirement facility.

**After discussion, it was decided to recommend a change in zoning to the City Council as B-1, Buffer Business, 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 \$421.75. 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 & Zoning

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Van Golden  
Michael Phillips