



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Robert M. & Lori L. Sheffield
5113 Halls Mill Road
Mobile, AL 36693

Re: 5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).
Council District 4
SUB2016-00057 (Subdivision)
Halls Mill South Industrial Park Subdivision, Resubdivision
And Addition to Lot 5
1 Lot / 0.6 Acre

Dear Applicant(s):

At its meeting on July 7, 2016, 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 25' minimum building setback line on the Final Plat as measured from the new right-of-way line following vacation;
- 2) revision of the plat to label the lot size in both square feet and acres on the Final Plat after vacation, or the furnishing of a table on the Final Plat providing the same information;
- 3) subject to the 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Show the recording information for the vacated easement on the Final Plat. E. Review the labeling of the POB and written description of a point of commencement for both the subdivision and the area to be vacated. F. Revised the fourth listed note to read "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. Delete the sixth note – "DEVELOPMENT MUST COMPLY WITH THE MOBILE COUNTY FLOOD

Hall Mill South Industrial Park Subdivision, Resubdivision And Addition to Lot 5
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DAMAGE PREVENTION ...” 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. Remove the County Engineer’s signature block and Mobile County Engineering Department statement from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 4) subject to the Traffic Engineering comments:** *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All gravel should be removed from the right-of-way and replaced with concrete or asphalt as approved by Engineering. Required 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) 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 2015-116 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));*
- 7) completion and recording of the right-of-way vacation prior to signing the Final Plat; and**
- 8) submission of two copies of a revised PUD site plan showing compliance with all conditions of approval prior to signing of the Final Plat for the Subdivision.**

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

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: John Farrior Crenshaw



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Robert M. and Lori L. Sheffield
5113 Halls Mill Road
Mobile, AL 36693

Re: 5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).
Council District 4
ZON2016-01178 (Planned Unit Development)
Halls Mill South Industrial Park Subdivision, Resubdivision
And Addition to Lot 5

Dear Applicant(s):

At its meeting on July 7, 2016, 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 request, subject to the following conditions:

- 1) obtaining of all required after-the-fact permits for all impervious areas and structures added without appropriate land disturbance or building permits within one year of the approval of the PUD;
- 2) revision of the site plan to depict a sidewalk along Halls Mill Road, or approval of a sidewalk waiver request;
- 3) revision of the site plan to provide the minimum required front yard landscaping ratio;
- 4) revision of the site plan to remove the gravel surfacing within the front parking area and provide asphalt, concrete, or an approved alternative paving surface;
- 5) provision of four over-story frontage trees as indicated on the site plan;
- 6) placement of a note on the site plan stating that if curb-side garbage collection is ever replaced with a dumpster, the location and placement of the dumpster must comply with Section 64-4.D.9. of the Zoning Ordinance;
- 7) retention of the 10' side yard setback line on the site plan along the South side adjacent to residential zoning and use;
- 8) provision of parking and residential adjacency buffers, in compliance with Sections 64-6.A.3.i. and 64-4.D.1. of the Zoning Ordinance;

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- 9) subject to the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All gravel should be removed from the right-of-way and replaced with concrete or asphalt as approved by Engineering. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) 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 2015-116 and City Code Chapters 57 and 64).);*
- 12) 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));*
- 13) provision of two (2) copies of the revised PUD site plan to the Planning & Zoning Department prior to the signing of the final plat; and
- 14) full compliance with all municipal codes and ordinances.

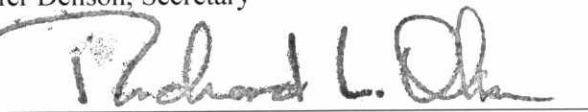
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: John Farrior Crenshaw