



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 9, 2018

Jordan Byrne & Serena Parton
3861 Branford Court
Mobile, AL 36619

Re: North side of Coca Cola Road, 2/10 mile± East of U.S. Highway 90 West, extending to the South side of Wiley Orr Road
Council District 4
SUB-000450-2018 (Subdivision)
Happy Campers RV Park Subdivision

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

At its meeting on April 5, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above above referenced request, subject to the following conditions:

- 1) retention of the 60' right-of-way along Coca Cola Road;
- 2) retention of right-of-way dedication at least 25' from the centerline of Wiley Orr Road;
- 3) placement of a note on the Final Plat stating further re-subdivision of the lot will not be allowed until additional public street frontage is provided;
- 4) retention of the labels illustrating the lot size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut to Coca Cola Road, with any changes in its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating the lot is denied access to Wiley Orr Road until such time the road is improved in width to Engineering and Traffic Engineering standards;
- 8) 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) Provide the information required in NOTES #3. C) Show and label each and every Right-Of-Way and easement. D) Provide and label the monument set or found at each subdivision*)

Happy Campers RV Park Subdivision
April 9, 2018

corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. G) 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. H) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J) 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.);

- 9) *compliance with Traffic Engineering comments: (Site is limited to one curb cut to Coca-Cola Road, with size, location and design to be approved by 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.);*
- 10) *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).);*
- 11) *subject to the 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).);*
- 12) *provision of two copies of the Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat;*
- 13) *full compliance with all applicable Codes and Ordinances; and,*
- 14) *completion of the Subdivision process prior to any requests for land disturbing or construction activities.*

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.

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.

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: _____

Bert Hoffman
Principal Planner

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 9, 2018

Jordan Byrne & Serena Parton
3861 Branford Court
Mobile, AL 36619

Re: North side of Coca Cola Road, 2/10 mile± East of U.S. Highway 90 West, extending to the South side of Wiley Orr Road
Council District 4
PA-000451-2018 (Planning Approval)
Happy Campers RV Park Subdivision
Planning Approval to allow a recreational vehicle park in a B-3, Community Business District

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

At its meeting on April 5, 2018, the Planning Commission considered for Planning Approval to allow a recreational vehicle park in a B-3, Community Business District.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:

- a) the proposal will be appropriate with regard to transportation, parking and access because it will facilitate recreational vehicles along a major interstate corridor, provide parking of those vehicles as well as personal vehicles via an associated club house, and guarantee access to a public street;
- b) the proposal will be appropriate with regard to the use of public utilities and facilities by ensuring access to public water and sanitary sewer systems, waste disposal, and fire and police protection via dedicated accessibility to a public right-of-way;
- c) the proposal will not cause undue traffic congestion traffic or create a traffic hazard by limiting the site to one (1) access to a public street until such time an additional street can be improved to City standards, and by containing excess maneuverability to the site; and,
- d) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it is a comparable use to hotels/motels

in that it will offer an option for temporary lodging of travelers, which is a use allowed by right in the underlying zoning district.

The approval is subject to the following conditions:

- 1) revision of the site plan to illustrate recreational vehicle parking spaces surfaced in either concrete, asphalt or other approved surfacing material, or Surface Variance Approval by the Board of Zoning Adjustment to allow gravel surfacing in a B-3, Community Business District;
- 2) retention of the proposed directional arrows on any revised site plan to facilitate maneuverability on the site;
- 3) coordination with the Fire Department to ensure adequate site circulation and revise the site plan, as necessary;
- 4) placement of a note on the revised site plan stating the site will comply Sections 64-6.A.3.c. the Zoning Ordinance regarding parking lot lighting and illumination standards;
- 5) placement of a note on the revised site plan stating the proposed dumpster will comply with Section 64-4.D.9. of the Zoning Ordinance regarding enclosure and sanitary sewer requirements, or revision of the plan to remove the dumpster in lieu of a note stating curbside trash service will be utilized;
- 6) placement of a note on the revised site plan stating the site will comply with Section 64-4.E. of the Zoning Ordinance regarding tree planting and landscape requirements;
- 7) revision of the site plan to illustrate sidewalks along both street frontages, or Sidewalk Waiver Approvals by the Planning Commission;
- 8) retention of the 60' right-of-way along Coca Cola Road;
- 9) revision of the site plan to illustrate a right-of-way along Wiley Orr Road equivalent to the Final Subdivision Plat;
- 10) retention of the lot size in square feet and acres on the site, adjusted for right-of-way dedication;
- 11) retention of the 25' minimum building setback line along all street plans on the revised site plan;
- 12) placement of a note on the site plan stating the lot is limited to one (1) curb cut to Coca Cola Road, with any changes in its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 13) placement of a note on the site plan stating the lot is denied access to Wiley Orr Road until such time the road is improved in width to Engineering and Traffic Engineering standards;
- 14) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE 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*

Happy Campers RV Park Subdivision PA
April 9, 2018

limited to, drainage, utilities, grading, storm water detention systems and paving 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.);

- 15) compliance with Traffic Engineering comments:** *(Site is limited to one curb cut to Coca-Cola Road, with size, location and design to be approved by 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.);*
- 16) 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).);*
- 17) 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).);*
- 18) provision of two copies of the revised Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat; and,**
- 19) full compliance with all applicable Codes and Ordinances.**

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: Rowe Engineering & Surveying, Inc.