

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2013

Independent Living Center
5301 Moffett Rd.
Mobile, AL 36618

Re: Case #SUB2013-00027 (Subdivision)
Independent Living Center Subdivision
6750 Howells Ferry Road
(Northwest corner of Howells Ferry Road and Erdman Avenue).
1 Lot / 8.2± Acres

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

At its meeting on May 2, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide a 25' radius curve at the intersection of Howells Ferry Road and Erdman Avenue;**
- 2) **placement of a note on the Final Plat stating that access is denied to Magnolia Way (private street) and Howells Ferry Road;**
- 3) **placement of a note on the Final Plat stating that the site is limited to two curb cuts to Erdman Avenue, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 4) **revision of the plat to indicate a 25' minimum building setback line along Howells Ferry Road and Erdman Avenue;**
- 5) **revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **placement of a note on the on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, must be provided where the lot adjoins residentially developed property;**
- 7) **placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 8) **compliance with Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);***
- 9) **compliance with Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1.***

- Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for 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);*
- 10) compliance with Fire 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.);*
- 11) 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 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 60" Live Oak Tree located to the East side of existing Two-Story Metal Building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger); and*
- 12) submission of two (2) copies of a revised Planning Approval site plan 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 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 (DXF or DWG – AutoCAD 2007 compatible) 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: Orchard Assembly of God Church
Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 08, 2013

Independent Living Center
6475 5301 Moffett Rd.
Mobile, AL 36618

Re: Case #ZON013-00754 (Rezoning)
Independent Living Center Subdivision
6750 Howells Ferry Road
(Northwest corner of Howells Ferry Road and Erdman Avenue).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District to allow an adult daycare facility.

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

At its meeting on May 2, 2013, 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 an adult daycare facility.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **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 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 60" Live Oak Tree located to the East side of existing Two-Story Metal Building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);*
- 2) **completion of the Subdivision process prior to any request for permits; and**
- 3) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$200.50**. 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.

Independent Living Center Subdivision

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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: Orchard Assembly of God Church
Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 08, 2013

Independent Living Center
5301 Moffett Rd.
Mobile, AL 36618

Re: Case #ZON2013-00755 (Planning Approval)
Independent Living Center Subdivision
6750 Howells Ferry Road
(Northwest corner of Howells Ferry Road and Erdman Avenue).
Planning Approval to allow an adult daycare facility.

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

At its meeting on May 2, 2013, the Planning Commission considered for Planning Approval the site plan to allow an adult daycare facility.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **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 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 60" Live Oak Tree located to the East side of existing Two-Story Metal Building. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);*
- 2) **compliance with Engineering comments:** *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for 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);*

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- 3) **compliance with Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 4) **compliance with Fire 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.);*
- 5) **placement of a note on the site plan stating that the site is limited to two curb-cuts to Erdman Avenue, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 6) **placement of a note on the site plan stating that the site is denied access to Magnolia Way (private street), and Howells Ferry Road;**
- 7) **revision of the site plan to depict a 25'-minimum building setback line along Howells Ferry Road and Erdman Avenue;**
- 8) **dedication to provide a 25' radius curve at the intersection of Howells Ferry Road and Erdman Avenue;**
- 9) **revision of the site plan to indicate a compliant dumpster, or placement of a note on the site plan stating that no dumpster will be utilized and specifying what type of garbage collection will be utilized other than City-provided services;**
- 10) **revision of the site plan to indicate full compliance with the parking, tree planting, landscaping and buffer requirements of the Zoning Ordinance;**
- 11) **revision of the site plan to indicate a City standard sidewalk along Howells Ferry Road and Erdman Avenue, or the submittal and approval of a Sidewalk Waiver application;**
- 12) **completion of the Subdivision process prior to any request for permits;**
- 13) **full compliance with all municipal codes and ordinances; and**
- 14) **submittal of two (2) copies of a revised Planning Approval site plan indicating compliance with the above conditions prior to signing the Final Plat.**

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: Orchard Assembly of God Church
Don Williams Engineering