

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 21, 2011

Board of Water and Sewer Commissioners
Of the City of Mobile, Alabama
P.O. Box 2368
Mobile, AL 36652
Attn: Les Brown, P.E.

Re: Case #SUB2011-00116 (Subdivision)
MAWSS Shelton Beach Facility Subdivision
East side of Shelton Beach Road Extension, 790'± North of Moffett Road
Number of Lots / Acres: 1 Lot / 21.5 Acres±
Engineer / Surveyor: Volkert Inc.
Council District 1

Dear Applicant(s):

At its meeting on October 20, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that curb-cuts for the lot are limited to an approved Planned Unit Development, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) labeling of the lot with its size in square feet;**
- 3) depiction of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 4) depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family properties to the East and North;**
- 5) placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) compliance with Engineering comments: "Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, i.e. survey or aerial photography, to show the presence of impervious areas in 1984. Detention required to provide a minimum of a 100 year storm event with a 2 year release rate and discharge from site shall not be concentrated**

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onto adjacent property without release agreement from all downstream property owners. It is imperative not to increase the volume of runoff on the downstream properties, thus construction of drainage system may be required along with appropriate drainage easements to protect downstream properties. Must comply with all other stormwater and flood control ordinances. Drainage from any dumpster pads and the proposed wash station cannot discharge to storm sewer; must have connection to sanitary sewer. Sidewalk width is to be 4' and in addition to the northern section the sidewalk also needs to be shown along the southern section of the property. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3rd floor of the south tower at Government Plaza, 208-6070;" and,

- 7) completion of the Subdivision process prior to any application for land disturbance or building permits.

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: Right Way Christian Center Church
Volkert Inc.

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October 21, 2011

Board of Water and Sewer Commissioners
Of the City of Mobile, Alabama
P.O. Box 2368
Mobile, AL 36652
Attn: Les Brown, P.E.

Re: Case #ZON2011-02406 (Rezoning)
MAWSS Shelton Beach Facility
1610 Shelton Beach Road Extension
(East side of Shelton Beach Road Extension, 790'± North of Moffett Road.
Rezoning from B-1, Buffer Business District, B-2, Neighborhood Business
District, and B-3, Community Business District, to B-3, Community Business
District, to eliminate split zoning in a proposed commercial subdivision.
Council District 1

Dear Applicant(s):

At its meeting on October 20, 2011, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning in a proposed commercial subdivision.

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

- 1) development of the site limited to an approved Planned Unit Development;**
- 2) completion of the subdivision process;**
- 3) provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family properties to the East and North; and,**
- 4) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$188.20**. 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.

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Sincerely,

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