



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2015

Y'ALL, LLC  
744 Museum Drive  
Mobile, AL 36608

**Re: 4219 Moffett Road**  
(South side of Moffett Road, 200'± East of Carre Drive East).  
Council District 7  
**SUB2015-00046**  
**4219 Moffett Road Subdivision**  
1 Lot / 1.4± Acre

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

At its meeting May 21, 2015, 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 along Moffett Road;
- 2) placement of a note on the Final Plat stating the site is limited to the two existing curb-cuts to Moffett Road with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 3) full compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add legible street names to the vicinity map. B. Review and revise, as necessary, the written legal description or the boundary label for the south property line. C. 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. D. 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. E. 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. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 development, unless a sidewalk waiver is approved. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 4) *full compliance with Traffic Engineering comments: (Moffett Road (US Highway 98) is an ALDOT maintained roadway, and thus requires approval for any changes proposed in the right-of-way. Site is limited to no more than its existing two curb cuts, with size, location and design to be approved by ALDOT and 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.); and*
- 5) *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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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](mailto:marine.karapetyan@cityofmobile.org).

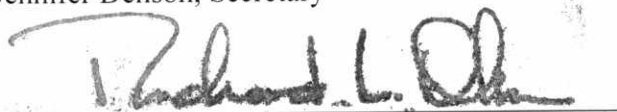
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

Cc: Byrd Surveying, Inc.



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May 22, 2015

Y'ALL, LLC  
744 Museum Drive  
Mobile, AL 36608

**Re: 4219 Moffett Road**  
(South side of Moffett Road, 200'± East of Carre Drive East).  
Council District 7  
**ZON2015-01003**  
**4219 Moffett Road Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site

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

At its meeting on May 21, 2015, 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) **revision of the site plan to either include a note stating that curb-side pickup will be utilized or illustrate a dumpster enclosure with sanitary sewer connection compliant with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) **revision of the site plan to include a note stating that curb-side pickup will be utilized or illustrate a dumpster enclosure with sanitary sewer connection compliant with Section 64-4.D.9. of the Zoning Ordinance;**
- 3) **provision of concrete, asphalt, or an approved alternative paving surface for all parking and maneuvering areas, or approval of a variance;**
- 4) **full compliance with tree planting and landscape area requirements, or approval of a variance;**
- 5) **provision of a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance, or approval of a variance;**
- 6) **compliance with 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 ALDOT (251-470-8200). 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. 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. 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.);*
- 7) *compliance with Traffic Engineering comments (Moffett Road (US Highway 98) is an ALDOT maintained roadway, and thus requires approval for any changes proposed in the right-of-way. Site is limited to no more than its existing two curb cuts, with size, location and design to be approved by ALDOT and 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.);*
  - 8) *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).);*
  - 9) *placement of a note stating that the site is limited to an approved Planned Unit Development;*
  - 10) *submittal of two (2) revised site plans to the Planning Division prior to the signing of the Final Plat; and*
  - 11) *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**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

Cc: Byrd Surveying, Inc.



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Y'ALL, LLC  
744 Museum Drive  
Mobile, AL 36608

**Re: 4219 Moffett Road**  
(South side of Moffett Road, 200'± East of Carre Drive East).  
Council District 7  
**ZON2015-01002**  
**Y'ALL, LLC**  
4219 Moffett Road  
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow an office building.

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

At its meeting on May 21, 2015, 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 office building.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) limited to an approved Planned Unit Development;**
- 2) completion of the Subdivision process; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$274.65. 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.

**Y'All, LLC REZ**

**May 22, 2015**

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:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

Cc: Byrd Surveying, Inc.