



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Bean Properties, LLC
P. O. Box 376
Mobile, AL 36601

Re: North side of Todd Acres Drive, 700'± North of Kooiman Road.
Council District 2
SUB2016-00059 (Subdivision)
Bean Commercial Subdivision
1 Lot / 27.1 Acres

Dear Applicant(s):

At its meeting on July 7, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) provision of the lot size in square feet and acres;
- 2) retention of the 25' minimum building setback line;
- 3) placement of a note on the site plan stating that the lot is limited to one curb cut to Todd Acres Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (*Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Design of driveway will need to consider the curved alignment of the roadway, to avoid confusion as a street extension. 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) 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. 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. Add a signature block for the Owner, Notary Public, Planning*

Bean Commercial Subdivision
July 12, 2016

Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate and Signature. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I. 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.);

- 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); and*
- 7) 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).*

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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Bean Properties, LLC
P. O. Box 376
Mobile, AL 36601

Re: North side of Todd Acres Drive, 700'± North of Kooiman Road.
Council District 2
ZON2016-01264 (Rezoning)
Bean Properties, LLC

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

At its meeting on July 7, 2016, the Planning Commission considered your request for a change in zoning from R-A, Residential-Agricultural District, and B-5, Office-Distribution District, to I-2 Heavy Industry District, to allow the construction of a warehouse to house a steel service center and eliminate split zoning.

After discussion, the Planning Commission approved a zoning change to I-1, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$313.75. 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.

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.