



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Ben Cummings / Cummings Architecture
1 Houston Street
Mobile, AL 36606

Re: 1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street).
SUB2014-00117
McGill Toolen High School Subdivision, Phase Three
3 Lots / 3.4± Acres

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

At its meeting on November 6, 2014, the Planning Commission considered the above referenced Subdivision extension application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 25' from the centerline of North Lafayette Street along Lot 3;
- 2) dedication sufficient to provide 25' from the centerline of Kilmarnock Street along Lot 1;
- 3) dedication of a 25' corner radius at the intersection of Spring Hill Avenue and Kilmarnock Street on Lot 2;
- 4) illustration of the 25' minimum building setback line along Lot 3 as measured from any required dedication;
- 5) illustration of the 25' minimum building setback line along the Kilmarnock Street frontage of Lot 1 as measured from any required dedication;
- 6) illustration of the 25' minimum building setback line along Spring Hill Avenue for Lots 1 and 2 as measured from the current right-of-way line;
- 7) illustration of the minimum building setback line for Lot 2 along Kilmarnock Street as measured 50' from the centerline of Kilmarnock Street;
- 8) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be

- coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;
- 9) placement of a note on the Final Plat stating that Lot 2 is limited to the existing curb cut to Spring Hill Avenue;
 - 10) placement of a note on the Final Plat stating that Lot 3 is limited to two student parking curb cuts to North Lafayette Street;
 - 11) placement of a note on the Final Plat stating that the North curb cut on Lot 3 is limited to residential use only for the existing house and not for access to the student parking area to the rear;
 - 12) placement of a note on the Final Plat stating that the driveway number, size, location and design of all curb cuts must be approved by ALDOT (where applicable), and Traffic Engineering and conform to AASHTO standards;
 - 13) submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS), and revision of the Planning Approval and PUD site plans to illustrate any required modifications of the TIS, prior to signing the Final Plat;
 - 14) revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
 - 15) rezoning of Lots 1 and 2 to one uniform zoning classification to eliminate split zoning prior to signing the Final Plat;
 - 16) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
 - 17) subject to the 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 note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 -#73) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Provide legible street names in the vicinity map. F. Dedication of*

property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Kilmarnock Street. G. Dedication of property to Public Right-of-Way (as approved by the City Engineer and Traffic Engineer) along Lafayette Street. H. Provide and label the bearing and distance labels or interior angles to match the written legal description. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];

- 18) subject to the revised Traffic Engineering comments: *[Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements, and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50' of queuing space between the property line and the first parking spaces. Access for Lot 1 to Kilmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.];*

- 19) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];*

McGill-Toolen High School Subdivision, Phase Three
November 17, 2014

- 20) subject to the Fire Department 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.*); and**
21) submission and approval of three (3) copies of revised Planning Approval and PUD site plans prior to signing 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 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.
DE J Investment Corporation
Nancy Oppenheimer & Sarah Chambers
Lee Properties, LLC
McGill Toolen Catholic High School



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1 Houston Street
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Re: 1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street).
ZON2014-01983
McGill Toolen High School Subdivision, Phase Three
Planned Unit Development Approval to amend a previously approved Master Plan to allow a new parking lot, expansion of an existing parking lot and shared access and parking.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Master Plan to allow a new parking lot, expansion of an existing parking lot and shared access and parking.

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

- 1) **submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;**
- 2) **revision of the site plan to indicate any revisions required by the Subdivision conditions and the Traffic Impact Study;**
- 3) **retention of the note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;**
- 5) **retention of the note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;**

- 6) placement of a note on the site plan stating that use of the "yellow house" as temporary faculty housing is allowed, but use as assembly for student gatherings or classes will require compliance with City building and fire codes;
- 7) revision of the site plan to illustrate a 6' high wooden privacy fence along all adjacent residential properties, dropping to 3' high within the first 25' from a front property line;
- 8) lighting of the entire site to comply with Sections 64-4.A.2. and 64-6.A.8 of the Zoning Ordinance, which will include the submission of a photometric plan at the time of applying for a land disturbance permit;
- 9) retention of the note on the site plan stating that the sites of the new parking lots shall comply with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages;
- 10) rezoning of Lots 1 and 2 to a uniform zoning classification prior to signing the Final Plat for the Subdivision;
- 11) retention of the note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;
- 12) subject to the 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 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 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17); 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 proposed development must comply with all Engineering Department Policy Letters.*];
- 13) subject to the revised Traffic Engineering comments: *[Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and*

McGill Toolen High School Subdivision, Phase Three PUD
November 17, 2014

the Mobile Fire Department to meet access requirements,, and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50' of queuing space between the property line and the first parking spaces. Access for Lot 1 to Kilmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.];

- 14) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];*
- 15) subject to the Fire Department 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.);*
- 16) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 17) full compliance with all municipal codes and ordinances.

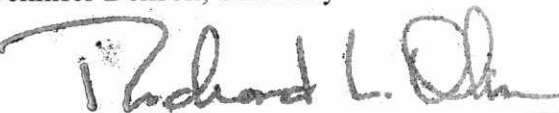
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
DE J Investment Corporation
Nancy Oppenheimer & Sarah Chambers
Lee Properties, LLC
McGill Toolen Catholic High School



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1 Houston Street
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Re: 1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street

(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street).

ZON2014-01984

McGill Toolen High School Subdivision, Phase Three

Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for a private church school in an R-1, Single-Family Residential District.

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

At its meeting on November 6, 2014, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for a private church school in an R-1, Single-Family Residential District.

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

- 1) **submission to and approval by Traffic Engineering of a Traffic Impact Study (TIS) and revision of the site plan as required by the TIS;**
- 2) **revision of the site plan to indicate any revisions required by the Subdivision conditions and the Traffic Impact Study;**
- 3) **retention of the note on the site plan stating that the existing curb cut to the existing house on North Lafayette Street is limited to residential use of the house and not to be used for access to the student parking area to the rear;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements;**

- 5) retention of the note on the site plan stating that all on-site parking, including ADA handicap spaces, must meet the minimum standards as defined in Section 64-6 of the Zoning Ordinance;
- 6) placement of a note on the site plan stating that use of the "yellow house" as temporary faculty housing is allowed, but use as assembly for student gatherings or classes will require compliance with City building and fire codes;
- 7) revision of the site plan to illustrate a 6' high wooden privacy fence along all adjacent residential properties, dropping to 3' high within the first 25' from a front property line;
- 8) lighting of the entire site to comply with Sections 64-4.A.2. and 64-6.A.8 of the Zoning Ordinance, which will include the submission of a photometric plan at the time of applying for a land disturbance permit;
- 9) retention of the note on the site plan stating that the sites of the new parking lots shall comply with the landscaping and tree planting requirements of the Zoning Ordinance to include frontage, perimeter and parking trees and proper landscaping percentages;
- 10) rezoning of Lots 1 and 2 to a uniform zoning classification prior to signing the Final Plat for the Subdivision;
- 11) retention of the note on the site plan stating that the site is located within the Old Dauphin Way Historic District and all required approvals of the Architectural Review Board must be obtained prior to any land disturbance activities;
- 12) subject to the revised Traffic Engineering comments: *[Based on the increased number of proposed parking spaces and the existing conditions related to school traffic in this area, a traffic impact study will be required for this site. The impact study must be completed prior to the issuance of any permits for land disturbance activities. Development of the proposed expansion is contingent upon the construction or implementation of any recommendations in the traffic impact study. Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Spring Hill Avenue, with the specific design of the driveway to be coordinated with Traffic Engineering, ALDOT, and the Mobile Fire Department to meet access requirements, and Lot 2 is limited to its existing curb cut onto Springhill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Based on the preliminary site plan, the site driveway on Springhill Avenue is restricted to right-in/right-out only, subject to providing 50' of queuing space between the property line and the first parking spaces. Access for Lot 1 to Kilmarnock Street is not exclusively denied, however will only be permitted with the submission of a revised PUD, to be approved by all site reviewing departments within the City. The proposed parking lot on N Lafayette Street (Lot 3) should share access with the existing lot on the corner at Dauphin Street, with a total of two curb cuts for the combined lots. The existing residential driveway is to remain for use by the building to remain onsite. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.];*

- 13) subject to the revised 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). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.];*
- 14) subject to the Fire Department 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.);*
- 15) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

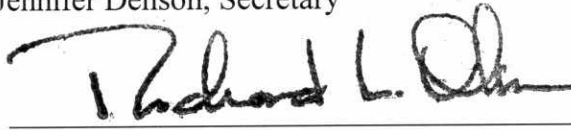
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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Ben Cummings / Cummings Architecture
1 Houston Street
Mobile, AL 36606

Re: **1501 Old Shell Road, 1557 Springhill Avenue and 8 & 12 North Lafayette Street** (Subdivision, Planned Unit Development and Planning Approval), and **1557 & 1563 Springhill Avenue (Zoning)**
(Areas bounded by Old Shell Road, North Catherine Street, Spring Hill Avenue and North Lafayette Street) and (Southwest corner of Springhill Avenue and Kilmarnock Street).
ZON2014-02156
Ben Cummings / Cummings Architecture
Rezoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-1, Buffer Business District, to B-1, Buffer-Business District, to eliminate split zoning.

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

At its meeting on November 6, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, R-3, Multiple-Family District and B-1, Buffer Business District, to B-1, Buffer-Business District, to eliminate split zoning.

After discussion, it was decided to recommend for approval as a B-1, Buffer Business District to the City Council subject to the following conditions:

- 1) **revision of the legal description to match that of the Subdivision plat legal description after any required right-of-way dedication;**
- 2) **completion of the Rezoning process prior to signing the Final Plat for the Subdivision;**
- 3) **provision of a buffer, in compliance with Section 64-4.d.1. of the Zoning Ordinance where the property abuts residential properties;**
- 4) **subject to the revised 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***

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November 17, 2014

Chapters 57 and 64). Mobile Tree Commission Permit is required before removing existing Pecan tree from city right of way for construction of proposed drive to Springhill Ave.]; and

5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$297.75. 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.

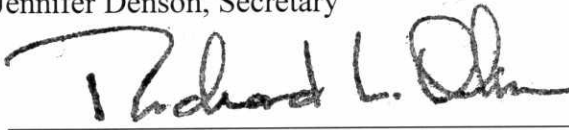
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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Ms. Jennifer Denson, Secretary

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Deputy Director of Planning

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