



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Southern Building Structures, Inc.
3520 Government Boulevard
Mobile, AL 36693

Re: 3500 & 3520 Government Boulevard
(North side of West I-65 Service Road South, 510'± East of Lakeside Drive).
Council District
SUB2015-00139 (Subdivision)
Regal Investments Subdivision, Addition to
2 Lots / 5.4± Acres

Dear Applicant(s):

At its meeting on December 3, 2015, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission decided to tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that further re-subdivision of Lot B will not be allowed until additional public street frontage is provided;
- 2) retention of the 25' minimum building setback line along all frontages;
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that lots A and B are limited to one curb cut each to Government Boulevard, with its size, design and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 5) 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/revise street names to the vicinity map to be legible. C) Show and label all flood zones. D) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E) Provide and label the monument set or found at each subdivision corner. 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 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. J) 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. K) 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. L) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. M) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering comments: (Government Boulevard (and this adjacent Service Road) is an ALDOT maintained roadway. Lot is limited to no more than one curb-cut, 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. Sidewalk should be included along all street frontages, unless a sidewalk waiver is approved by the Planning Commission.);*
- 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 61-929 and City Code Chapters 57 and 64).);*
- 8) 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*
- 9) compliance with all other municipal codes and ordinances.*


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.

Regal Investments Subdivision
December 8, 2015

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: Southern Earth Sciences, Inc.
Byrd Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Southern Building Structures, Inc.
3520 Government Boulevard
Mobile, AL 36693

Re: 3500 & 3520 Government Boulevard
(North side of West I-65 Service Road South, 510'± East of Lakeside Drive).
Council District 4
ZON2015-02536 (Rezoning)
Regal Investments Subdivision, Addition to

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

At its meeting on December 3, 2015, the Planning Commission considered your request for a change in zoning from I-1, Light Industry District, and B-3, Community Business District, to I-1, Light Industry District, to eliminate split zoning.

After discussion, the Planning Commission approved the request for rezoning to **B-3, Community Business District**, instead of I-1, Light Industry District, subject to the following conditions:

- 1) **full compliance with Section 64-4.E.3. of the Zoning Ordinance regarding tree and landscaping requirements;**
- 2) **Board of Zoning Adjustment Surface Variance approval regarding aggregate surfacing;**
- 3) **completion of the subdivision process; and**
- 4) **full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$278.65. 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.

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

Regal Investments Subdivision, Addition to REZ
December 8, 2015

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: Southern Earth Sciences
Byrd Surveying, Inc.