



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Storage Partners
150 Government Street, #950
Mobile, AL 36602

Re: 5004 & 5010 Moffett Road and 1601 Gash Lane
(North side of Moffett Service Road, 170'± West of Gash Lane).
Council District 1
SUB2015-00123 (Subdivision)
Storage Partners Subdivision
1 Lot / 5.0 ± Acres

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

At its meeting on November 5, 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) **Dedication sufficient to provide 25-feet from the centerline of Gash Lane;**
- 2) **Depiction and labeling of the 25-foot minimum building setback line, reflecting any required dedication;**
- 3) **Labeling of the lot size in square feet and acres, adjusted for any required dedication;**
- 4) **Placement of a note on the final plat stating that the lot is denied access to Gash Lane;**
- 5) **If Gash Lane is improved to city standards, access to Gash Lane may be requested via a new Subdivision application (and PUD application, if necessary);**
- 6) **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 Gash Lane to the vicinity map. C. Review and revise the written legal description to include a written bearing and distance near Lot 6. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Show and label each and every Right-Of-Way and easement. Including the centerline of Gash Lane. F. Provide the 2' contours and existing drainage conditions as required. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. The area along the south property line appears to be receiving drainage from an existing, offsite detention pond. A drainage easement should be placed on the proposed LOT. L. 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. M. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lot will not receive any historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. N. 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. O. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. P. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) Compliance with Traffic Engineering comments (Site is limited to its existing curb cut, with size, location and design to be approved by 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) Compliance with Fire 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));

Storage Partners Subdivision

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- 10) Provision of a sidewalk along Gash Lane, if it is ever improved to be accessible along the proposed lot, or submission of a sidewalk waiver request for consideration by the Planning Commission; and**
- 11) Provision of a revised PUD site plan prior to the signing of the final plat and prior to any request for land disturbance permits relating to new construction.**

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

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Brent Rogers

Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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November 16, 2015

Storage Partners
150 Government Street, #950
Mobile, AL 36602

Re: 5004 & 5010 Moffett Road and 1601 Gash Lane
(North side of Moffett Service Road, 170'± West of Gash Lane).
Council District 1
ZON2015-02354 (Planned Unit Development)
Storage Partners Subdivision

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) **Dedication sufficient to provide 25-feet from the centerline of Gash Lane for the new lot;**
- 2) **Depiction and labeling of the 25-foot minimum building setback line, reflecting any required dedication for the entire PUD site;**
- 3) **Labeling of the lot sizes in square feet and acres, adjusted for any required dedication;**
- 4) **Placement of a note on the site plan stating that the PUD site is denied access to Gash Lane;**
- 5) **If Gash Lane is improved to city standards, access to Gash Lane may be requested via a new Subdivision application and PUD application;**
- 6) **Depiction and provision of a 25' buffer strip along Gash Lane, as well as a 10' buffer, to be left in a natural vegetative state (with in-fill plantings as necessary) and an 8' privacy fence, adjacent to the residential lot on the West side of Gash Lane;**
- 7) **Compliance with Engineering comments (1. Due to the location and number of proposed buildings on the proposed LOT the applicant will need to contact the Engineering Technician at 208-7135 to discuss the options for addressing prior to submitting any building or site development plans. 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 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. 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.);

- 8) Compliance with Traffic Engineering comments (Site is limited to its existing curb cut, with size, location and design to be approved by 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.);
- 9) 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).);
- 10) Compliance with Fire 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));
- 11) Any new dumpsters placed on the site must comply with Section 64-4.D.9. of the Zoning Ordinance;
- 12) Any new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and possibly 64-6.A.8. of the Zoning Ordinance, and the use of "full cutoff" fixtures is encouraged;
- 13) Depiction and provision of a 10-foot wide residential protection buffer and fence or vegetative strip where the developed portions of the site abuts residential properties
- 14) That portion of the PUD site undergoing new construction to fully comply with the tree and landscaping requirements of the Zoning Ordinance;
- 15) The boat and RV storage area to be paved in asphalt or concrete, or surfacing variance to be obtained if aggregate surfacing is desired; and


Storage Partners Subdivision PUD
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- 16) Provision of a revised PUD site plan prior to the signing of the final plat and prior to any request for land disturbance permits relating to new construction.**

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: Frank A. Dagley & Associates, Inc.
Brent Rogers



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Storage Partners
150 Government Street
Mobile, AL 36602

Re: 5004 & 5010 Moffett Road and 1601 Gash Lane
(North side of Moffett Service Road, 170'± West of Gash Lane).
Council District 1
ZON2015-02356 (Rezoning)
Storage Partners Subdivision

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

At its meeting on November 5, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community-Business District, to allow a self-storage facility.

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 \$277.10. 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

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Richard Olsen
Deputy Director of Planning

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