

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2012

Nephrology Associates Real Estate, LLC
P.O. Box 850849
Mobile, AL 36685

Re: Case #SUB2011-00141 (Subdivision)
Nephrology Subdivision
1551 Old Shell Road
(Southwest corner of Old Shell Road and North Catherine Street)
Number of Lots / Acres: 2 Lots / 2.0 Acres±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of a curb radius at the intersection of Old Shell Road and North Catherine Street compliant with Section V.B.16. of the Subdivision Regulations;**
- 2) **depiction of the 25-foot minimum building setback line along Shell Road and North Catherine Street;**
- 3) **depiction of the lot area size, exclusive of any required dedications, in square feet on the Final Plat;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut to Old Shell Road and one curb-cut to North Catherine Street and Lot 2 is limited to one curb-cut to North Catherine Street with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **compliance with Engineering comments: “1. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. 2. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3.**

Must comply with all stormwater and flood control ordinances of the City of Mobile. 4. The natural topography of the site appears to indicate that stormwater runoff will discharge onto adjoining private property. Discharge from the site shall not be concentrated onto adjacent property without release agreement from all downstream property owners. It is imperative not to increase the volume of runoff on the downstream properties, thus construction of drainage system may be required along with appropriate drainage easements to protect downstream properties. 5. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit;"

- 6) 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; and,**
- 7) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2012

Nephrology Associates Real Estates, LLC
P.O. Box 850849
Mobile, AL 36685

Re: Case #ZON2011-03204 (Planned Unit Development)
Nephrology Subdivision
1551 Old Shell Road
(Southwest corner of Old Shell Road and North Catherine Street)
Planned Unit Development Approval to allow shared access and parking between two building sites.
Council District 2

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **depiction of any required dedications and minimum building setback line on the site plan;**
- 2) **depiction of a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance wherever the site abuts residentially zoned property;**
- 3) **compliance with landscaping and tree planting requirements of the Zoning Ordinance;**
- 4) **depiction of a city standard sidewalk along all public rights-of-way, or request a sidewalk waiver from the Planning Commission;**
- 5) **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;**
- 6) **compliance with Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Parking aisles are illustrated in assumed vicinity of ADA***

parking for new building, but actual spaces are not designated. Additional ADA parking requirements may be applicable for the existing building. Sidewalk, either existing or proposed, is not illustrated along Catherine Street adjacent to the proposed Lot 2 and should be included in the site plan;"

- 7) **compliance with Engineering comments:** *"1. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. 2. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3. Must comply with all stormwater and flood control ordinances of the City of Mobile. 4. The natural topography of the site appears to indicate that stormwater runoff will discharge onto adjoining private property. Discharge from the site shall not be concentrated onto adjacent property without release agreement from all downstream property owners. It is imperative not to increase the volume of runoff on the downstream properties, thus construction of drainage system may be required along with appropriate drainage easements to protect downstream properties. 5. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit;"* and,
- 8) **provision of two copies of the revised site plan incorporating the above conditions to the Planning Section of Urban Development prior to any land disturbance activities.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.