



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Don Williams Development
P. O. Box 16305
Mobile, AL 36616

Re: 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Council District 6
SUB2015-00073 (Subdivision)
La Belle Subdivision, Resubdivision & Addition to Lot 1
1 Lot / 1.4± Acres

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

At its meeting on July 9, 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) the lot is limited to two curb-cuts to Old Shell Road, with the size, design, and location to be approved by Planning, Urban Forestry and Traffic Engineering, and to comply with AASHTO standards;
- 2) placement of a note on the Final Plat stating the site is denied access to East Drive;
- 3) illustration of the 25' minimum building setback line along all frontages;
- 4) placement of a note stating the lot size in square feet and acres;
- 5) provision of a sidewalk along East Drive or successful application for a sidewalk waiver;
- 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 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). 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. 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. F. Add a vicinity map. G. 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. H. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. 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. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 8) compliance with revised Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 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).; and*
- 10) provision of a revised PUD site plan prior to the signing of 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.

LaBelle Subdivision, Resubdivision and Addition to Lot 1
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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: LaBelle, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Don Williams Development
P. O. Box 16305
Mobile, AL 36616

Re: 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Council District 6
ZON2015-01442 (Planned Unit Development)
La Belle Subdivision, Resubdivision & Addition to Lot 1

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

At its meeting on July 9, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) **revision of the site plan to remove access to East Drive;**
- 2) **all site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance, and the applicant must submit documentation regarding lighting compliance, including the physical location of new lighting on the property and a photometric plan of the lighting;**
- 3) **compliance with revised Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.”;**
- 4) **obtaining a demolition permit for the unpermitted structure at the rear of the Picklefish building;**
- 5) **revision of the site plan to illustrate a sidewalk along and East Drive, or a successful sidewalk waiver application;**
- 6) **compliance with 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,***

LaBelle Subdivision, Resubdivision & Addition to Lot 1 PUD
July 13, 2015

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.);

- 7) provision of a revised PUD site plan prior to the signing of the Final Plat; and
- 8) full compliance with all other 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: LaBelle, LLC



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Don Williams
P. O. Box 16305
Mobile, AL 36616

Re: 5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive).
Council District 6
ZON2015-01443 (Rezoning)
Don Williams, Agent

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

At its meeting on July 9, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning.

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

- 1) **access to East Drive is denied;**
- 2) **limited to an approved Planned Unit Development; and,**
- 3) **full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$231.25. 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: LaBelle, LLC