



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

E Square LLC
3070 Dog River Road
Theodore, AL 36582

Re: 2724 Old Shell Road and 104 & 106 Bay Shore Avenue
(Northeast corner of Old Shell Road and Bay Shore Avenue).
Council District 1
SUB2015-00152 (Subdivision)
E Square Subdivision
2 Lots / 1.7± Acre

Dear Applicant(s):

At its meeting on January 7, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) **Dedication along Caruthers Way to provide 25-feet from the centerline;**
- 2) **Depiction of the 25-foot minimum building setback from all street frontages;**
- 3) **Revision of the lot sizes to reflect dedication;**
- 4) **Provision of corner radii in compliance with Section V.D.6. of the Subdivision Regulations;**
- 5) **Placement of a note on the Final Plat stating that Lot A is limited to one curb-cut to Old Shell Road and one new curb-cut to Bay Shore Avenue, and that Lot B is limited to one curb-cut to Bay Shore Avenue and is denied access to Caruthers Way, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards.**
- 6) **Removal of any unused curb-cuts and the restoration of curbing, grass and sidewalks;**
- 7) **The existing parking and curb-cut access to Bay Shore Avenue, within the right-of-way, subject to the obtaining of a Right-of-Way use agreement;**
- 8) **The existing building within the Bay Shore Avenue right-of-way to remain only if a non-utility Right-of-Way use agreement is secured;**

- 9) **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. Provide and label the monument set or found at each subdivision corner. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 10) **Compliance with Traffic Engineering comments** (*Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The existing parking area in the right-of-way, if approved, would be excluded from the curb cut restriction and may remain as approved. 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.);*
- 11) **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*
- 12) **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)).*

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.

E Square, LLC Subdivision
January 11, 2016

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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Grant & David Harkness
Margaret Harkness
Frank A. Dagley & Associates



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

E Square LLC
3070 Dog River Road
Theodore, AL 36582

Re: 2724 Old Shell Road and 104 & 106 Bay Shore Avenue
(Northeast corner of Old Shell Road and Bay Shore Avenue).
Council District 1
ZON2015-02795 (Rezoning)
E Square, LLC

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

At its meeting on January 7, 2016, the Planning Commission considered your request for a change in zoning from LB-2, Limited-Neighborhood Business District, B-2, Neighborhood Business District, and R-1, Single Family Residential District, to B-2, Neighborhood Business District, to allow a retail business and restaurant.

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

- 1) Completion of the Subdivision process;**
- 2) New construction and site development to comply with buffering, lighting, tree, and landscaping requirements of the Zoning Ordinance; and,**
- 3) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$269.95. 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.

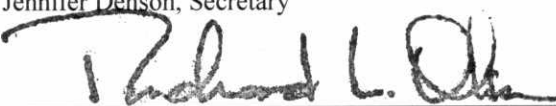
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Grant & David Harkness
Margaret Harkness