



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #SUB2013-00131 (Subdivision)

Kirby Subdivision

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road, 550'± East of Cody Road).
1 Lot / 1.4± Acre

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

At its meeting on December 5, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, the request was heldover until the January 2, 2014 meeting, with revisions due by December 13, 2013 to address the following:

- 1) **illustrate dedication if necessary to provide 30' from the centerline of Dickens Ferry Road;**
- 2) **illustration of the 25' minimum building setback;**
- 3) **retention of the lot size in square feet and acres;**
- 4) **placement of a note stating the development is denied access to Dickens Ferry Road;**
- 5) **placement of a note stating that no structures are to built in any easement;**
- 6) **compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);**
- 7) **compliance with Engineering comments (*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). Any and all proposed land disturbing activity*)**

- will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 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. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.);*
- 8) compliance with Traffic Engineering comments (Lot 1 of Spectrum Subdivision and Lot 1 of the proposed subdivision are denied access to Dickens Ferry Road. Permitted access to Dickens Ferry will require an approved change to the PUD.);**
 - 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). Need revised site plan showing Live Oak Trees 24" and larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.);**
 - 10) compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);**
 - 11) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and**
 - 12) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

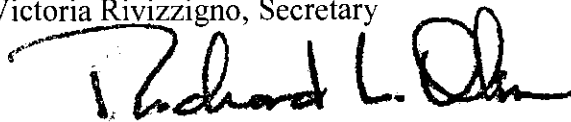
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #ZON2013-02718 (Planned Unit Development)

Kirby Subdivision

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road,
550'± East of Cody Road).

Planned Unit Development Approval to allow multiple buildings on a single building
site and shared access between two building sites.

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

At its meeting on December 5, 2013, the Planning Commission considered for Planned Unit
Development Approval to allow multiple buildings on a single building site and shared
access between two building sites.

After discussion, the request was heldover until the January 2, 2014 meeting, with revisions
due by December 13, 2013 to address the following:

- 1) **illustrate dedication if necessary to provide 30' from the centerline of Dickens Ferry Road;**
- 2) **inclusion of Lot 1, Spectrum Subdivision in the rezoning request, or removal of the same lot from the Planned Unit Development;**
- 3) **inclusion of adjacent and nearby lots fronting Airport Boulevard that have shared access, or revision of the site plan to illustrate that the shared access has been eliminated;**
- 4) **placement of a note stating the development is denied access to Dickens Ferry Road;**
- 5) **placement of a note stating that no structures are to built in any easement;**
- 6) **illustration of parking spaces;**
- 7) **provide information about the types of businesses in each existing structure, and their sizes;**
- 8) **provide landscaping and tree planting calculations;**
- 9) **illustration of a dumpster compliant with Section 64-4.D.9 of the Zoning Ordinance, or place a note that curb side pick-up will be utilized;**

Kirby Subdivision PUD
December 11, 2013

- 10) illustration of the required residential buffer per Section 64-4.D.1. of the Zoning Ordinance;
- 11) illustration of the 25' minimum building setback along all street frontages;
- 12) compliance with Engineering comments (*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). Any and all proposed land disturbing activity will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 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. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.*);
- 13) compliance with Traffic Engineering comments (*Lot 1 of Spectrum Subdivision and Lot 1 of the proposed subdivision are denied access to Dickens Ferry Road. Permitted access to Dickens Ferry will require an approved change to the PUD.*);
- 14) 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). Need revised site plan showing Live Oak Trees 24" and larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.*); and
- 15) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*).

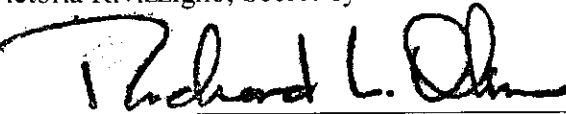
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

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Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

John Kirby
7060 Airport Blvd.
Mobile, AL 36608

Re: Case #ZON2013-02731 (Rezoning)
John Kirby
7049 Dickens Ferry Road
(South side of Dickens Ferry Road, 550'± East of Cody Road).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to eliminate split zoning.

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

At its meeting on December 5, 2013, 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 eliminate split zoning.

After discussion, it was decided to holdover the application until the January 2, 2014 meeting, with revisions due by December 13, 2013 to address the following:

- 1) inclusion of Lot 1, Spectrum Subdivision in the rezoning request, or removal of the same lot from the Planned Unit Development**

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: Polysurveying of Mobile, Inc.