



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Carolyn Bullock
5418 Old Shell Rd
Mobile, AL 36608

Re: 5418 Old Shell Road
(Northeast corner of Old Shell Road and Cosgrove Drive)
Council District 7
SUB2014-00164
Hilltop Subdivision, First Addition, Resubdivision of Lot 24,
1 Lot / 0.2± Acre

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

At its meeting January 15, 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) **retention of the labeling of the lot with its size in square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 2) **revision of the plat to provide a 25' corner radius dedication at the intersection of Old Shell Road and Cosgrove Drive, if such should be required by City Engineering;**
- 3) **placement of a note on the Final Plat stating that the lot is limited to one curb cut to Old Shell Road and one curb cut to Cosgrove Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **retention of the 25' minimum building setback line along Cosgrove Drive as illustrated on the preliminary plat;**
- 5) **revision of the plat to illustrate the 25' minimum building setback line along Old Shell Road as measured from the new right-of-way line and not the old right-of-way line;**

- 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;
- 7) subject to the Engineering Comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. 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. B. 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. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and confirm to AASHTO standards. Any gravel in the right-of-way and adjacent to the right-of-way that would not be used for parking or maneuvering should be removed and grassed or landscaped. If gravel is to remain in the rear of the property, any required parking spaces should be delineated with bumper stops. 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. Sidewalk is illustrated to be constructed only on Old Shell Road, but should also be constructed along the frontage of Cosgrove Drive, unless a sidewalk waiver is obtained. The construction of sidewalk should also include a handicap ramp at the corner of Old Shell Road and Cosgrove Drive.);*
- 9) subject to the 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). Provide additional evergreen vegetative buffer plantings along the North property line for additional buffer of the residentially developed property from the proposed outside dog run.);*
- 10) subject to the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 11) submission and approval of two (2) copies of a revised Planning Approval site plan to Planning, indicating all conditions of its approval, prior to the signing of the Final Plat; and

**Hilltop Subdivision, First Addition, Resubdivision of Lot 24,
January 20, 2015**

12) full compliance with all municipal codes and ordinances.

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: Rowe Surveying & Engineering Co., Inc.
Shirley Lane
Lucy Lyons
Beverly Burton



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Carolyn Bullock
5418 Old Shell Rd
Mobile, AL 36608

Re: 5418 Old Shell Road
(Northeast corner of Old Shell Road and Cosgrove Drive)
Council District 7
ZON2014-02654 (Planning Approval)
Hilltop Subdivision, First Addition, Resubdivision of Lot 24,
Planning Approval to allow a veterinarians office with outdoor runs.

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

At its meeting on January 15, 2015, the Planning Commission considered for Planning Approval a request to allow a veterinarians office with outdoor runs.

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

- 1) revision of the site plan to provide a 6' high wooden privacy fence around the outdoor dog run area along the edge of the driveway;
- 2) revision of the site plan to remove the existing asphalt driveway along the front of the building within the dedicated right-of-way;
- 3) revision of the ingress drive from Old Shell Road to restrict vehicular traffic into the frontage area where the asphalt drive is removed within the dedicated right-of-way;
- 4) revision of the site plan to indicate landscaping within the area of the removed frontage asphalt drive;
- 5) revision of the site plan to indicate the 25' minimum building setback line along Old Shell Road as being measured from the new right-of-way line and not the old right-of-way line;
- 6) revision of the site plan to illustrate the proposed sidewalk along Old Shell Road being located further North and just adjacent to the new right-of-way line;
- 7) revision of the site plan to provide a sidewalk along Cosgrove Drive, or the submittal of a Sidewalk Waiver request for such;
- 8) revision of the site plan to indicate a 25' corner radius dedication at the intersection of Old Shell Road and Cosgrove Drive, if such dedication should be required by City Engineering;
- 9) revision of the landscaping calculation information to be based on the lot size after the frontage dedication required by the 1987 rezoning and any required by the current associated Subdivision;
- 10) revision of the site plan to indicate any proposed HVAC and generator units, if over 36" above grade, meeting all required setbacks;
- 11) retention of the note on the site plan stating that no dumpster will be utilized;

Hilltop Subdivision, First Addition, Resubdivision of Lot 24,PA
January 20, 2015

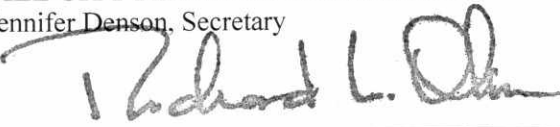
- 12) replacement of the photometric plan note with a note on the site plan stating that any new site or parking area lighting must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 13) provision of a 6' wooden privacy fence along the North property line, dropping to no higher than 3' within the building setback line;
- 14) placement of a note on the site plan 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;
- 15) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and confirm to AASHTO standards. Any gravel in the right-of-way and adjacent to the right-of-way that would not be used for parking or maneuvering should be removed and grassed or landscaped. If gravel is to remain in the rear of the property, any required parking spaces should be delineated with bumper stops. 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. Sidewalk is illustrated to be constructed only on Old Shell Road, but should also be constructed along the frontage of Cosgrove Drive, unless a sidewalk waiver is obtained. The construction of sidewalk should also include a handicap ramp at the corner of Old Shell Road and Cosgrove Drive.);*
- 16) subject to the 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). Provide additional evergreen vegetative buffer plantings along the North property line for additional buffer of the residentially developed property from the proposed outside dog run.);*
- 17) subject to the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 18) submission and approval of two (2) copies of a revised site plan to Planning, indicating all conditions of approval, prior to the submission of plans for construction or the signing of the Final Plat; and
- 19) full compliance with all 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

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