



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Joseph R. Dear
519 Bayshore Avenue
Mobile, AL 36607

Re: 519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
(Northwest corner of Bay Shore Avenue and Mill Street).
Council District 1
SUB2016-00010 (Subdivision)
Teague Carpet Complex Subdivision
1 Lot / 2.2± Acres

Dear Applicant(s):

At its meeting on February 18, 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) retention of the lot size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 2) verification of the current right-of-way width of Mill Street along the Southern boundary of the site and revision of the plat so that the labeled right-of-way width and the graphic depiction match;
- 3) retention of the corner radius dedication at the intersection of Farnell Street and Mill Street, and at the Southwest corner of the site where Mill Street turns from East-West to North South;
- 4) placement of a note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) installation of physical barriers to eliminate the cross-access and shared access with the adjacent property to the North prior to signing the Final Plat;

- 7) 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. Revise Farrell Street (written description) and Ferrell Street (drawing) to be Bay Shore Ave. 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 as shown on the 1984 aerial photo (FLIGHT 25 - #70) the Lot(s) will receive the following 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. G. 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. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) compliance with Traffic Engineering Comments: *(Driveway number, size, location and design are subject to the approved PUD for this site, and shall 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. The parallel parking spaces proposed on the east side of the site do not meet the city's standard for parallel parking spaces, as defined in Section 64-6.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 10) 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));*
- 11) submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to the signing of the Final Plat; and
- 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

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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

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Joseph R. Dear
P. O. Box 18934
Mobile, AL 36689

Re: 519 Bay Shore Avenue and 2800, 2802, 2804 and 2806 Mill Street
(Northwest corner of Bay Shore Avenue and Mill Street).
Council District 1
ZON2016-00146 (Planned Unit Development)
Teague Carpet Complex Subdivision
Planned Unit Development Approval to amend a previously approved
Planned Unit Development to allow multiple buildings on a single
building site.

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

At its meeting on February 18, 2016, 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 matter, subject to the following conditions:

- 1) revision of the site plan to provide a 23' long interior space within the parallel parking along the East side of the existing one-story metal building, or the relocation of that space elsewhere on the site;**
- 2) placement of a note on the site plan stating that any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 3) retention of the note on the site plan stating that trash disposal will be via carts and that no dumpster will be utilized, and removal of any dumpsters from the site;**
- 4) revision of the site plan to also provide some type of physical barrier in addition to asphalt removal at the cross-access drive on the North side of the site;**
- 5) retention of the lot size label in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**

- 6) retention of the note on the site plan stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) retention of the 25' minimum building setback line along all street frontages;
- 8) retention of the parking calculations on the site plan;
- 9) verification of the current right-of-way width of Mill Street along the Southern boundary of the site and revision of the site plan so that the labeled right-of-way width and the graphic depiction match;
- 10) compliance with tree and landscaping requirements and the provision of a sidewalk at the time of redevelopment or 50% of building footprint modification;
- 11) submission of an amended PUD at the time of new construction of redevelopment;
- 12) subject to the 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, 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.);*
- 13) subject to the Traffic Engineering comments: *(Driveway number, size, location and design are subject to the approved PUD for this site, and shall 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. The parallel parking spaces proposed on the east side of the site do not meet the city's standard for parallel parking spaces, as defined in Section 64-6.);*
- 14) compliance with Urban Forestry comments *(Property to be developed in compliance with state and local laws that pertain to tree preservation and*

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- protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 15) **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)*);**
- 16) **submission of two (2) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to the signing of the Final Plat of the Subdivision; and**
- 17) **full compliance with all other applicable 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: Rowe Engineering & Surveying, Inc.