



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

C & S Bateh Properties, LLC
6435 Heritage Way
McCalla, AL 35111

Re: Case #SUB2014-00056 (Subdivision)
Government Boulevard Subdivision, Bateh Addition to
East side of Government Boulevard, 964'± North of Rochelle Street.
1 Lot / 4.6± Acres

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

At its meeting on August 7, 2014, 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 right-of-way width of Government Boulevard on the Final Plat;
- 2) retention of the labeling of the lot size in square feet and acres on the Final Plat;
- 3) retention of the 25-foot minimum building line to be depicted along Government Boulevard on the Final Plat;
- 4) prior to any development of the site, the applicant should submit a sidewalk waiver or provide a sidewalk at time of development as required by the Subdivision Regulations.
- 5) placement of a note on the Final Plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required at the time of development;
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Government Boulevard with any changes to the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 7) 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.
- 8) compliance with Engineering comments: *"The following comments should be addressed prior to 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-*

**Government Boulevard Subdivision, Bateh Addition to
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045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #91) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed along the frontage of the lot, at time of development, unless a sidewalk waiver is approved. F. Any areas receiving drainage from a public street will require a drainage easement, the width and alignment of any required easement shall be coordinated with, and approved by, the City Engineer. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer's signature."

- 9) compliance with Traffic Engineering comments: "Government Blvd (Highway 90) is an ALDOT maintained roadway. Site is limited to one curb-cut, with, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. ";
- 10) 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
- 11) compliance with Fire 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."

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.

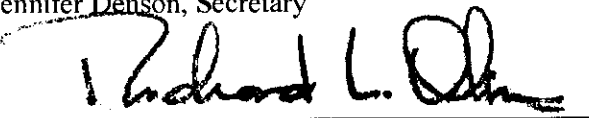
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

C & S Bateh Properties, LLC
6435 Heritage Way
McCalla, AL 35111

Re: Case #ZON2014-01085 (Rezoning)
C & S Bateh Properties, LLC
East side of Government Boulevard, 964'± North of Rochelle Street.
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow for future commercial development.

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

At its meeting on August 7, 2014, 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 allow for future commercial development

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **full compliance with the site design and signage regulations of the Zoning Ordinance;**
- 2) **compliance with Traffic Engineering comments: *"A preliminary site plan has been provided. Government Blvd (Highway 90) is an ALDOT maintained roadway. Site is limited to one curb-cut, with, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards."*;**
- 3) **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)."*;**
- 4) **compliance with Fire 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."*; and**
- 5) **full compliance with all municipal codes and ordinances.**

C & S Bateh Properties, LLC_ REZ

August 11, 2014

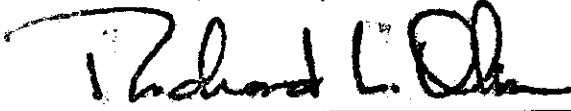
The advertising fee for this application is \$346.40. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: The Coleman Engineering Group of McCrory & Williams, Inc.