



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Sharon Townsend
2643 Bearfork Rd
Eight Mile, AL 36613

Re: SUB2014-00113 (Subdivision)
Townsend Family Division Subdivision
2 Lots / 5.0± Acres
2643 Bear Fork Road
(East side of Bear Fork Road, 1.3± mile North of Moffett Road).

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

At its meeting on December 04, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.4. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

1. Approval of variances by the Board of Zoning Adjustment (prior to recording of final plat) for the mobile home and the encroachment into the required 25' setback;
2. Placement of a note on the final plat stating there shall be no future resubdivision of the site until adequate frontage is provided on a paved and City maintained public street;
3. Placement of a note on the final plat stating that each lot is limited to one curb cut;

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. 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 & #65-045), 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 23 - #65) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – Coordinate with City Engineering Department staff to establish the exact amount; LOT 2 –NONE. 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. Show and label all flood zones. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Show and label each and every Right-Of-Way and easement. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
4. Compliance with Traffic Engineering Comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 5. Compliance with 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);
 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. Provision of certification from an Engineer that no structure, including the mobile home, is located in the wetlands;
 8. Placement of a note on the final plat stating that approvals from local, state and federal agencies for flood zone and wetland issues may be required prior to development; and
 9. 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.

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.

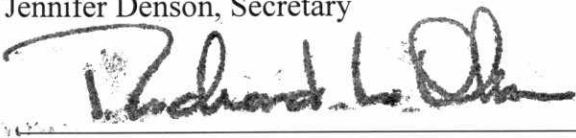
If you have any questions regarding this action, please call this office at 251-208-5895.

Townsend Family Division Subdivision
December 08, 2014

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Polysurveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Sharon Townsend
2643 Bearfork Rd
Eight Mile, AL 36613

Re: ZON2014-01884 (Planning Approval)
Townsend Family Division Subdivision
Planning Approval to allow an existing mobile home in a R-1, Single-Family Residential district.
2643 Bear Fork Road
(East side of Bear Fork Road, 1.3± mile North of Moffett Road).

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

At its meeting on December 04, 2014, the Planning Commission considered for Planning Approval to allow an existing mobile home in a R-1, Single-Family Residential district.

After discussion, the Planning Commission denied the request for the following reasons:

- 1) The previous 2002 Variance approval from the Board of Zoning Adjustment only allowed the previous mobile home to remain on the site a temporary time not to exceed three years. The applicant subsequently placed another mobile home on the property illegally;
- 2) The majority of the other properties in the vicinity appear to have been developed in compliance with R-1, Single-Family Residential district guidelines; and,
- 3) The Commission was of the opinion that as the Board of Adjustment had considered the previous mobile home, consideration of the "new" mobile home should come under their purview.


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: Polysurveying