



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Joseph L Leavitt
P. O. Box 2981
Mobile, AL 36652

Re: 2751 & 2752 McKinney Street, 521 Bay Shore Avenue, 1519 & 2810 Mill Street
(West terminus of McKinney Street extending to Mill Street).
Council District 1
SUB2015-00161 (Subdivision)
ASM Subdivision
1 Lot / 10.0± Acres

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

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.1. and V.D.3., the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention of the label of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that the lot is limited to one curb cut each to McKinney Street, Ferrell Street, and Mill Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) installation of the proposed fence along the Southern boundary to prevent any cross-access with the property to the South prior to signing the Final Plat;
- 5) compliance with the revised 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. Provide a revised written legal description for the proposed subdivision to correct the first written reference to LOT 83 (should be LOT 86) and the next written bearing which does not match the drawing of the plat and does not contain a written distance. C. Show and

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- label each and every Right-Of-Way (Loeffler St.) and ROW Vacation (Loeffler St ROW (1978). D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.]
- 6) compliance with the Traffic Engineering comments: (Lot is limited to one curb cut each on McKinney Street, Ferrell Street, and Mill Street, with size, location and design to 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.);
 - 7) compliance with 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);
 - 8) compliance with the Fire Department 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);
 - 9) submission of three (3) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to signing of the Final Plat; and
 - 10) 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.

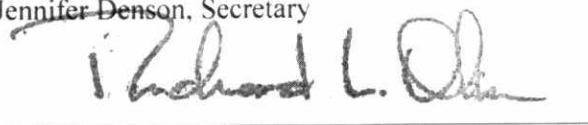
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, 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 Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Joseph L. Leavitt
P. O. Box 2981
Mobile, AL 36652

Re: 2751 & 2752 McKinney Street, 521 Bay Shore Avenue, 1519 & 2810 Mill Street
(West terminus of McKinney Street extending to Mill Street).
Council District 1
ZON2015-02888 (Planned Unit Development)
ASM Recycling

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

At its meeting on March 17, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) 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;
- 2) retention of the note on the site plan stating that trash pickup will be via curbside collection and no dumpster will be utilized;
- 3) 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;
- 4) revision of the site plan to correct the lot size stated under "Notes/Gross Area" to match that given in the lot area label or table;
- 5) placement of a note on the site plan stating that the lot is limited to one curb cut each to McKinney Street, Ferrell Street, and Mill Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) retention of the 25' minimum building setback line along all street frontages;
- 7) retention of all parking, landscaping and tree planting calculations on the site plan;
- 8) placement of a note on the site plan stating that an amended PUD must be submitted at the time of any new construction or redevelopment;
- 9) compliance with 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

ASM Recycling PUD
March 22, 2016

- 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.];
- 10) compliance with the Traffic Engineering comments: (Lot is limited to one curb cut each on McKinney Street, Ferrell Street, and Mill Street, with size, location and design to 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.);
- 11) compliance with 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);
- 12) compliance with the Fire Department 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);
- 13) submission of three (3) copies of a revised PUD site plan showing compliance with the conditions of approval of the PUD prior to signing of the Final Plat; and
- 14) 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

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Joseph L. Leavitt
110 Malibu Circle
Daphne, AL 36526

Re: 2751 & 2752 McKinney Street, 521 Bay Shore Avenue, 1519 & 2810 Mill Street
(West terminus of McKinney Street extending to Mill Street).
Council District 1
ZON2015-02894 (Rezoning)
ASM Recycling

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

At its meeting on March 17, 2016, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and I-1, Light- Industry District, to I-1, Light-Industry District, to allow a recycle center and eliminate split zoning.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) **completion of the Subdivision process; and**
- 2) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$346.05. 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: Rowe Engineering & Surveying, Inc.