



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Robert Brown
1725 Northview Dr.
Mobile, AL 36618

Re: 7054 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Cody Road)
Council District 7
SUB2015-00033 (Subdivision)
R&G Brown Subdivision
1 Lot / 2.2± Acre

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

At its meeting on May 07, 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) dedication to provide 50' from the centerline of Howells Ferry Road;
- 2) setback sufficient to provide 75' from the centerline of Cody Road;
- 3) dedication of the corner radii at Cody Road and Howells Ferry per Section V.D.6. of the Subdivision Regulations;
- 4) illustration of the 25' minimum building setback line along Howells Ferry Road, adjusted for dedication;
- 5) provision of the lot size in square feet and acres, adjusted for dedication;
- 6) full 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #71) the Lot(s) will receive 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. D. 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. E. Add/Correct the spelling of the street names in the vicinity map. F. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Show and label each and every Right-Of-Way and easement. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. 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. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) *full compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *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. 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.); and*
- 9) *provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Final Plat.*

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.

R&G Brown Subdivision
May 11, 2015


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: J. Asarisi & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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May 11, 2015

Robert Brown
1725 Northview Dr.
Mobile, AL 36618

Re: 7054 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Cody Road)
Council District 7
ZON2015-00858 (Planned Unit Development)
R&G Brown Subdivision
Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.

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

At its meeting on May 07, 2015, 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) revision of the site plan to include bumper stops or curbing for all parking spaces;
- 2) placement of a note on the site plan stating the site will be in compliance with parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;
- 3) placement of a note on the site plan stating that no restaurants will be allowed on site, nor will the event hall increase capacity without the provision of additional parking spaces, which will require a new PUD application;
- 4) revision of the site plan to either state the office building will use curb-side pickup or will utilize a separate dumpster on site with an enclosure compliant with Section 64-4.D.9. of the Zoning Ordinance;
- 5) revision of the site plan to illustrate that the privacy fence along the North and East property lines will not exceed 3' high within the 25' setback;
- 6) revision of the site plan to indicate that 49 trees (34 overstory trees and 15 understory trees) will be provided on the site;
- 7) revision of the site plan to show installation of a sidewalk or obtain a sidewalk waiver;
- 8) full compliance with 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,*

May 11, 2015

- 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. 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. 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.);*
- 9) full compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 10) 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. 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.);and
- 11) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Final Plat.

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: J. Asarisi & Associates



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May 11, 2015

Robert Brown
1725 Northview Dr.
Mobile, AL 36618

Re: 7054 Howells Ferry Road
(Northeast corner of Howells Ferry Road and Cody Road).
Council District 7
ZON2015-00264
Robert Brown
Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a banquet hall.

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

At its meeting on May 07, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a banquet hall.

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

- 1) **limited to an approved Planned Unit Development; and**
- 2) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$262.40. 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: J. Asarisi & Associates