



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 2, 2017

Smith, Clark & Associates, LLC  
P. O. Box 7082  
Spanish Fort, AL 36577

**Re: 217 Sage Avenue South**  
(East and West sides of South Sage Avenue, 300'± North of the West terminus of Brierwood Drive).  
Council District 5  
**SUB-000215-2017 (Subdivision)**  
**St. Pius X Subdivision**  
3 Lots / 15.1± Acres

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

At its meeting on September 21, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to label the 25' minimum building setback line along Sage Avenue South for all three lots as measured from the current right-of-way line;
- 3) revision of the plat to indicate the Brierwood Drive frontage;
- 4) dedication to provide 25' from the centerline of Brierwood Drive if the current right-of-way width is less than 50' and labeling of the right-of-way width;
- 5) revision of the plat to illustrate the 25' minimum building setback line as blocked-out from where the "finger" access meets the main portion of Lot 1;
- 6) placement of a note on the Final Plat stating that each lot is limited to its existing curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Show and label each and every Right-of-Way and easement. C. Provide and label the monument set or found at each subdivision corner. D. Revise the signature block from "CITY OF*

St. Pius X Subdivision  
October 2, 2017

**MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. 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 new development or construction, unless a sidewalk waiver is approved. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];**

- 8) compliance with the Traffic Engineering comments: ( Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 9) 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);**
- 10) 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 2015-116 and City Code Chapters 57 and 64);**
- 11) provision of three (3) revised Planned Unit Development site plans and three (3) revised Planning Approval site plans to Planning & Zoning staff prior to the signing of the Final Plat; and**
- 12) completion of the Rezoning process prior to signing the Final Plat for the Subdivision.**

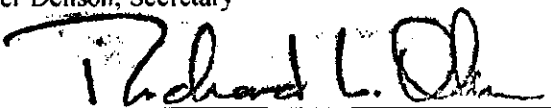
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within 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 Planning and Zoning Department 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](mailto: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 & Zoning

cc: St. Pius X Parish



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 2, 2017

Smith, Clark & Associates, LLC  
P. O. Box 7082  
Spanish Fort, AL 36577

**Re: 217 Sage Avenue South**  
(East and West sides of South Sage Avenue, 300'± North of the West terminus of Brierwood Drive).  
Council District 5  
**PUD-000217-2017 (Planned Unit Development)**  
**St. Pius X Subdivision**

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

At its meeting on September 21, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared parking between two building sites.

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

- 1) revision of the site plan to specifically illustrate all existing parking to remain and all new parking and all drive aisles;**
- 2) revision of the site plan for Lot 2 to either bring existing curb cuts into compliance for two-way traffic flow or designate one as a one-way ingress and the other as a one-way egress;**
- 3) revision of the site plan to identify one-way traffic flows with the placement of arrows on the pavement and standing signage if one-way flows are utilized;**
- 4) revision of the site plan to indicate the planting of four (4) overstory trees along the street frontage for Lot 2 and four (4) overstory trees along the street frontage for Lot 3;**
- 5) placement of a note on the site plan stating that Lots 2 and 3 are limited to their existing curb cuts to Sage Avenue South, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**

- 6) revision of the site plan to illustrate the 25' minimum building setback line along Sage Avenue South as measured from the current right-of-way line of Lots 2 and 3;
- 7) parking lot to be gated and closed 30 minutes after sunset;
- 8) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 9) 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, 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.];*
- 10) compliance with the Traffic Engineering comments: *(Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 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);*
- 12) 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 2015-116 and City Code Chapters 57 and 64); and*
- 13) provision of three (3) revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat.

**St. Pius X Subdivision PUD**  
**October 2, 2017**

**Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.**

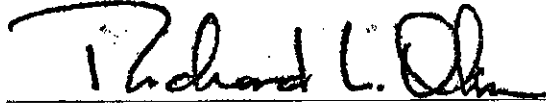
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: St. Pius X Parish



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 2, 2017

Smith, Clark & Associates, LLC  
P. O. Box 7082  
Spanish Fort, AL 36577

**Re: 217 Sage Avenue South**  
(East and West sides of South Sage Avenue, 300'± North of the West terminus of Brierwood Drive).  
Council District 5  
**PA-000227-2017 (Planning Approval)**  
**St. Pius X Subdivision**

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

At its meeting on September 21, 2017, the Planning Commission considered for Planning Approval to allow the expansion of a parking lot associated with an existing church, school and athletic field in an R-1, Single-Family Residential District.

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

- 1) revision of the site plan to specifically illustrate all existing parking to remain and all new parking and all drive aisles;**
- 2) revision of the site plan for Lot 2 to either bring existing curb cuts into compliance for two-way traffic flow or designate one as a one-way ingress and the other as a one-way egress;**
- 3) revision of the site plan to identify one-way traffic flows with the placement of arrows on the pavement and standing signage if one-way flows are utilized;**
- 4) revision of the site plan to indicate the planting of four (4) overstory trees along the street frontage for Lot 2 and four (4) overstory trees along the street frontage for Lot 3;**
- 5) placement of a note on the site plan stating that Lots 2 and 3 are limited to their existing curb cuts to Sage Avenue South, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) revision of the site plan to illustrate the 25' minimum building setback line along Sage Avenue South as measured from the current right-of-way line of Lots 2 and 3;**

St. Pius X Subdivision  
October 2, 2017

- 7) parking lot to be gated and closed 30 minutes after sunset;
- 8) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 9) compliance with the Traffic Engineering comments: *(Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 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);*
- 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 2015-116 and City Code Chapters 57 and 64); and*
- 12) provision of three (3) revised Planning Approval site plans to Planning & Zoning staff 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 & Zoning

cc: St. Pius X. Parish



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 2, 2017

\*\*\*CORRECTED\*\*\*

Smith, Clark & Associates, LLC  
P. O. Box 7082  
Spanish Fort, AL 36577

**Re: 217 Sage Avenue South**  
(East and West sides of South Sage Avenue, 300'± North of the West terminus of Brierwood Drive).  
Council District 5  
**ZON-000216-2017 (Rezoning)**  
**Smith, Clark & Associates**

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

At its meeting on September 21, 2017, 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 R-1, Single-Family Residential District, to eliminate split zoning.

**After discussion and using the revised legal description for Lot 2, it was decided to recommend this change in zoning to the City Council for approval, subject to the following:**

- 1) completion of the Subdivision process;**
- 2) site limited to an approved Planned Unit Development and Planning Approval; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$340.75. 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 & Zoning

cc: St. Pius X Parish