



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

MYMS, Inc.
ATTN: Charlie Christmas
P. O. Box 81294
Mobile, AL 36689

Re: 1201 & 1203 Michigan Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Council District 3
SUB2016-00112 (Subdivision)
Michigan Bay Subdivision
1 Lot / 0.6± Acre

Dear Applicant(s):

At its meeting on October 20, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) Placement of a note on the plat stating that the lot is limited to one curb-cut to Michigan Avenue and one curb-cut to Bay Avenue, with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards;**
- 2) Removal of all unused curb-cuts and restoration of the right-of-way to City standards;**
- 3) Compliance with Engineering comments (*FINAL PLAT 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 Owner's name of adjacent, triangular parcel (remnant of lot 33?) on the west side of LOT A.*)**

- Mobile County parcel data shown in the City GIS indicates that it is contained in the parcel owned by Wesley Chapel UMC. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. 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. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. K. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 4) Compliance with Traffic Engineering comments (Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway access to Michigan Avenue is limited to right-in only. Required parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 5) 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 2015-116 and City Code Chapters 57 and 64));*
 - 6) Compliance with Fire 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)); and*
 - 7) Completion of the Subdivision process prior to request for permits for new construction (demolition permits are OK).*

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.


Michigan Bay Subdivision
October 24, 2016

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

cc: Wesley Chapel United Methodist Church
Byrd Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

MYMS, Inc.
ATTN: Charlie Christmas
P. O. Box 81294
Mobile, AL 36689

Re: 1201 & 1203 Michigan Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Council District 3
ZON2016-01853 (Rezoning)
MYMS, Inc.

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

At its meeting on October 20, 2016, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to eliminate split zoning.

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

- 1) Completion of the Subdivision process;**
- 2) Limited to the Voluntary Use Restrictions as offered by the applicant at the meeting (signed by the owner prior to forwarding to Council);**
- 3) Provision of a protection buffer strip, in compliance with Section 64-4.D.1. of the Zoning Ordinance;**
- 4) Provision of a 6-foot high wooden privacy fence where the site abuts residentially-zoned property, except within the street setback area, where the fence height is limited to 3-feet;**
- 5) Provision of an evergreen hedge row between the 6' privacy fence and building, along the south property line, hedge row to exceed the height of the fence and be a continuous hedge within three (3) years; and**
- 6) Full compliance with all other municipal codes and ordinances.**

MYMS, Inc. REZ
October 24, 2016

The advertising fee for this application is \$382.60. 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.

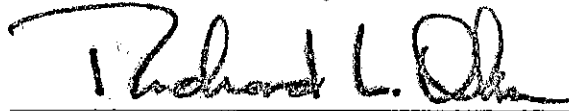
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: Wesley Chapel United Methodist Church
Byrd Surveying, Inc.