



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Christine Clolinger
27180 Pollard Road
Daphne, AL 36526

Re: 1625 Union Street
(East and West sides of Union Street, 345'± South of Rochester Street).
Council District 1
SUB-000201-2017 (Subdivision)
Annie Mae's Gardens Subdivision

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

At its meeting on September 7, 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) Dedication of right-of-way to provide 25-feet from centerline along Union and James Streets;**
- 2) Placement of a note on the final plat stating that the lot is limited to one curb-cut to Union Street and denied vehicular driveway access to James Street, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 3) Compliance with 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. Add legible street names to the vicinity map. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.);

- 4) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site 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).); and***
- 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)).***

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.

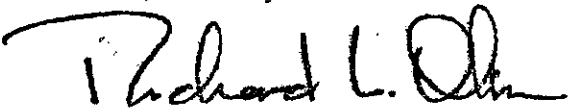
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marina.karapetyan@cityofmobile.org.

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: Allen Bush
Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Christine Clolinger
27180 Pollard Road
Daphne, AL 36526

Re: 1625 Union Street
(East and West sides of Union Street, 345'± South of Rochester Street).
Council District 1
PUD-000199-2017 (Planned Unit Development)
Annie Mae's Gardens Subdivision

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

At its meeting on September 7, 2017, the Planning Commission considered for Planned Unit Development Approval to allow offsite parking for a proposed assisted living facility.

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

- 1) Revision of the site plan to reflect right-of-way dedication, if required by Subdivision approval;**
- 2) Revision of the site plan to reflect provision of a sidewalk, if required by the Sidewalk Waiver decision;**
- 3) 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*)**

**Annie Mae's Gardens Subdivision PUD
September 11, 2017**

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.);

- 4) Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site 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));*
- 7) Provision of a revised PUD site plan prior to the signing of the final plat; and*
- 8) Full compliance with all other municipal codes and ordinances.*

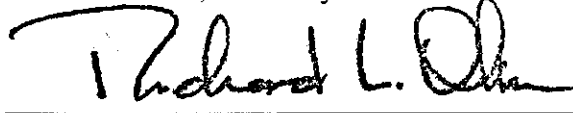
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: 

Richard Olsen
Deputy Director of Planning & Zoning

cc: Allen Bush
Architecture & Design, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Christine Clolinger
27180 Pollard Road
Daphne, AL 36526

Re: 1625 Union Street
(East and West sides of Union Street, 345'± South of Rochester Street).
Council District 1
ZON-000200-2017 (Rezoning)
Annie Mae's Gardens Subdivision

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

At its meeting on September 7, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an assisted living facility.

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

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

The advertising fee for this application is \$255.25. 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: Allen Bush
Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Christine Clolinger
27180 Pollard Road
Daphne, AL 36526

Re: 1625 Union Street
(East and West sides of Union Street, 345'± South of Rochester Street).
Council District 1
PA-000213-2017 (Planning Approval)
Christine Clolinger

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

At its meeting on September 7, 2017, the Planning Commission considered for Planning Approval to allow an assisted living facility in a R-3 Multiple-Family Residential District.

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

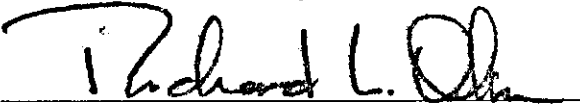
- 1) Limited to the scope of services, as proposed;**
- 2) Limited to an approved Planned Unit Development;**
- 3) Provision of a revised Planned Unit Development site plan prior to the signing of the final plat; and**
- 4) Full compliance with all other municipal codes and ordinances.**

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 & Zoning

cc: Allen Bush
Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Christine Clolinger
27180 Pollard Road
Daphne, AL 36526

Re: 1625 Union Street
(East and West sides of Union Street, 345'± South of Rochester Street).
Council District 1
SUB-SW-000202-2017 (Sidewalk Waiver)
Christine Clolinger, on behalf of Allen Bush

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

At its meeting on September 7, 2017, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.


After discussion, the Planning Commission denied the request for waiver of the sidewalks along Union Street and James Street.

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: Rowe Engineering & Surveying, Inc.