



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 10, 2015

Barton & Shumer Engineering, LLC  
4373 Downtowner Loop South Suite B  
Mobile, AL 36609

**Re: 304 South Broad Street and 903 Augusta Street**  
(Southwest corner of South Broad Street and Augusta Street).  
Council District 2  
**SUB2015-00082**  
**Russell Elementary Subdivision**  
1 Lot / 1.2± Acre

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

At its meeting on August 6, 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 of the corner radii at South Broad Street and Augusta Street per Section V.D.6. of the Subdivision Regulations;**
- 2) **retention of the 25' minimum building setback line along all frontages;**
- 3) **retention of the lot size in square feet and acres;**
- 4) **placement of a note on the Final Plat stating the site is limited to the existing curb-cut to Savannah Street with changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **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. Make site and street names more legible in vicinity map. B. 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. C. 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. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) the Lot 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. E. 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. F. 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. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 6) full compliance with Traffic Engineering comments: (Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with 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. The parallel parking spaces should be increased to 23', since all but the furthest north space is encumbered. The northern most parallel space can be 20' in length. The parking count may reduce by one space, but the site will still provide the required parking count, as noted on the plan..);*
- 7) 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 8) provision of two (2) revised PUD site plans to the Planning Division 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.

**Russell Elementary Subdivision**  
**August 10, 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](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**

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: H. Pace Burt, Jr. as Managing Partner of Skybound Capital Investors  
Joseph T. Regan, Jr.



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LETTER OF DECISION

August 10, 2015

Barton & Shumer Engineering, LLC  
4373 Downtowner Loop South Suite B  
Mobile, AL 36609

**Re: 304 South Broad Street and 903 Augusta Street**  
(Southwest corner of South Broad Street and Augusta Street).  
Council District 2  
**ZON2015-01621**  
**Russell Elementary Subdivision**  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on August 6, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

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

- 1) revision of the site plan to depict dedication of the corner radii at South Broad Street and Augusta Street per Section V.D.6. of the Subdivision Regulations;
- 2) revision of the site plan to illustrate the canopies associated with the existing trees in the right-of-way;
- 3) coordination of tree plantings for the site with Planning Division staff, with the understanding that tree banking may be required;
- 4) compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE). 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,*

Russell Elementary Subdivision PUD  
August 10, 2015

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.);

- 5) compliance with Traffic Engineering comments (Based on the proposed density for this site, a traffic impact study will not be required. Site is limited to one curb cut to Savannah Street, with 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. The parallel parking spaces should be increased to 23', since all but the furthest north space is encumbered. The northern most parallel space can be 20' in length. The parking count may reduce by one space, but the site will still provide the required parking count, as noted on the plan.);
- 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC))
- 7) revision of the site plan to indicate that the dumpster will be connected to sanitary sewer and have a dumpster enclosure compliant with Section 64-4.D.9. of the Zoning Ordinance;
- 8) revision of the site plan to illustrate a wooden privacy fence next to all adjacent R-1, Single-Family Residential District properties (3' high in 25' minimum building setback, 6' high elsewhere); and
- 9) provision of two (2) revised PUD site plans to the Planning Division 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: H. Pace Burt, Jr. as Managing Partner of Skybound Capital Investors  
Joseph T. Regan, Jr.



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Barton & Shumer Engineering, LLC  
4373 Downtowner Loop South Suite B  
Mobile, AL 36609

**Re: 304 South Broad Street and 903 Augusta Street**  
(Southwest corner of South Broad Street and Augusta Street).  
Council District 2  
**ZON2015-01622 (Rezoning )**  
**Barton & Shumer Engineering, LLC**  
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family  
District, to allow an apartment complex

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

At its meeting on August 6, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow an apartment complex.

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

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

The advertising fee for this application is \$240.3. 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.

**Barton & Shumer Engineering REZ**  
**August 10, 2015**

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

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**MOBILE CITY PLANNING COMMISSION**

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