



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

H. Pace Burt, Jr.
539 Westover Blvd.
Albany, GA 31707

Re: 1706 Old Shell Road
(Northwest corner of Old Shell Road and Gilbert Street).
Council District 2
SUB2015-00014
Old Shell Elementary Subdivision
2 Lots / 3.7± Acres

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

At its meeting on March 5, 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) **Placement of a note on the Final Plat stating that each lot is limited to one curb-cut each to Old Shell Road, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 2) **Removal of all unused curb-cuts;**
- 3) **Dedication along Gilbert Street to provide 25-feet from centerline;**
- 4) **Provision of a corner radius at Gilbert Street and Old Shell Road, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 5) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 6) **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. The Preliminary Plat submitted does not show the current site conditions. Revise as necessary. 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 28 - #73) 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. 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 the street names in the vicinity map. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Show and label all flood zones according to the current FIRM panel. The flood zones shown do not match the current FIRM panel information. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. 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) Compliance with Traffic Engineering comments (A traffic impact study will be required to be submitted and approved by Traffic Engineering. Current traffic concerns exist along Old Shell Road that may be aggravated by the proposed development. The site has been vacant for a number of years, and as such the trip generation from the previous site can no longer be considered. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. Site is limited to two curb cuts to Old Shell Road, with 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 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 61-929 and City Code Chapters 57 and 64).);*
- 9) 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.);*

**Old Shell Elementary Subdivision
March 10, 2015**

- 10) Provision of a revised PUD site plan prior to the signing of the final plat;**
- 11) Completion of the Subdivision process prior to any request for land disturbance or new building construction (permits for demolition activities can be requested); and**
- 12) Completion of the Zoning process.**

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.

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: Board of School Commissioners
Joseph T. Regan, Jr.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

H. Pace Burt, Jr.
539 Westover Blvd.
Albany, GA 31707

Re: 1706 Old Shell Road

(Northwest corner of Old Shell Road and Gilbert Street).
Council District 2

ZON2015-00283 (Planned Unit Development)

Old Shell 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 March 5, 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 above referenced application, subject to the following condition:

- 1) **Placement of a note on the PUD site plan stating that each lot is limited to one curb-cut each to Old Shell Road, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 2) **Removal of all unused curb-cuts;**
- 3) **Dedication along Gilbert Street to provide 25-feet from centerline;**
- 4) **Provision of a corner radius at Gilbert Street and Old Shell Road, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 5) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 6) **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. 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.);

- 7) *Compliance with Traffic Engineering comments (A traffic impact study will be required to be submitted and approved by Traffic Engineering. Current traffic concerns exist along Old Shell Road that may be aggravated by the proposed development. The site has been vacant for a number of years, and as such the trip generation from the previous site can no longer be considered. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. Site is limited to two curb cuts to Old Shell Road, with 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 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 61-929 and City Code Chapters 57 and 64).);*
- 9) *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.);*
- 10) **Revision of the PUD site plan to depict a 6-foot high wooden privacy fence where the site abuts residentially-zoned property, except within the 25-foot setback of Gilbert Street;**
- 11) **Revision of the site plan to depict the buffering of parking spaces which abut the Gilbert Street right-of-way;**
- 12) **Compliance with Sections 64-5.C.2.c. and 64-4.E.3.a. of the Zoning Ordinance (common open space and landscape area);**
- 13) **All new dumpsters to comply with of Section 64-4.D.9. of the Zoning Ordinance;**
- 14) **All new lighting on the site to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, with a photometric plan required at time of land disturbance submittal for new construction;**
- 15) **Provision of a revised PUD site plan prior to the signing of the final plat;**

Old Shell Elementary Subdivision PUD
March 10, 2015

- 16) Completion of the Subdivision process prior to any request for land disturbance or new building construction (permits for demolition activities can be requested); and**
- 17) Completion of the Zoning process.**

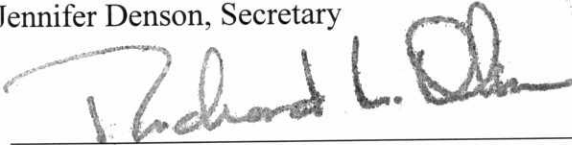
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Board of School Commissioners
Joseph T. Regan, Jr.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

H. Pace Burt, Jr.
539 Westover Blvd.
Albany, GA 31707

Re: 1706 Old Shell Road
(Northwest corner of Old Shell Road and Gilbert Street).
Council District 2
ZON2015-00282 (Rezoning)
H. Pace Burt, Jr.
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 March 5, 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) **Limited to an approved Planned Unit Development;**
- 2) **Completion of the Subdivision process; and**
- 3) **Development to comply with all other municipal codes and ordinances.**

The advertising fee for this application is \$574.25. 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

cc: Board of School Commissioners
Joseph T. Regan, Jr.