



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Board of Water and Sewer
Commissioners of the City of Mobile
P.O. Box 2368
Mobile, AL 36652

Re: 1600 Yeend Street

(South side of Yeend Street, extending to the North and South sides of Yeend Street South).

Council District 3

SUB2015-00052

CC Williams Plant Subdivision

1 Lot / 30.2± Acre

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

At its meeting on June 4, 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 plat stating that the site is limited to the existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;**
- 2) **Revision of the plat and site plans to indicate the lot size in square feet and acres;**
- 3) **Completion of the Subdivision process prior any request for new construction permits;**
- 4) **Depiction of the 25-foot minimum building setback line from Yeend Street on the final plat;**
- 5) **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 a legend. B. Show and label the POC and POB. 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 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. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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).);*
- 8) 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*
- 9) Provision of revised PUD and Planning Approval site plans (1 each) 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.

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.

CC Williams Plant Subdivision
June 8, 2015

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: McCrory & Williams, Inc. Attn: Daryl Russell



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Council District 3

ZON2015-01138 (Planned Unit Development)

CC Williams Plant Subdivision

Planned Unit Development Approval to allow multiple buildings on a single building site

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

At its meeting on June 4, 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 site plan stating that the site is limited to the existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;**
- 2) **Revision of the plat and site plans to indicate the lot size in square feet and acres;**
- 3) **Completion of the Subdivision process prior any request for new construction permits;**
- 4) **Depiction of the 25-foot minimum building setback line from Yeend Street on the site plan;**
- 5) **Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD/PA 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*)**

CC Williams Plant Subdivision PUD
June 8, 2015

- 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 PUD Site Plan 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.);*
- 6) **Compliance with Traffic Engineering comments** (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
 - 7) **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).*);
 - 8) **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*
 - 9) **Provision of revised PUD and Planning Approval site plans (1 each) to the Planning Division prior to the signing of the final plat.**

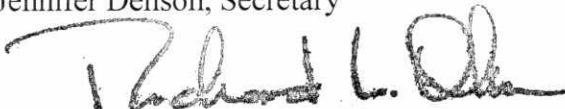
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc. Attn: Daryl Russell



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Council District 3
ZON2015-01135
CC Williams Plant Subdivision
Planning Approval to allow the expansion of an existing waste water treatment facility.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planning Approval a request to allow the expansion of an existing waste water treatment facility.

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

- 1) Placement of a note on the site plan stating that the site is limited to the existing curb-cuts onto Yeend Street, with the size, design and location, or modifications to, to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Revision of the plat and site plans to indicate the lot size in square feet and acres;
- 3) Completion of the Subdivision process prior any request for new construction permits;
- 4) Depiction of the 25-foot minimum building setback line from Yeend Street on the site plan;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD/PA 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 PUD Site Plan 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.);

- 6) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
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- 8) 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
- 9) Provision of revised PUD and Planning Approval site plans (1 each) 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

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