



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Gulf Creek, LLC  
P.O. Box 2903  
Mobile, AL 36652

**Re: Case #SUB2014-00047 (Subdivision)**

**Calway-Jones East Subdivision**

Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road)  
6 Lots / 2.3± Acres

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.8. of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to illustrate a 10' rear street yard setback along Garmons Lane for Lots 4-6. All other setbacks should be retained;**
- 2) **Revision of the Final Plat to illustrate all lot sizes in square feet and acres;**
- 3) **Revision of the Final Plat to illustrate the right-of-way of Demetropolis Road in feet and retained as depicted for Garmons Lane;**
- 4) **Placement of a note on the Final Plat limiting lots 1-6 to a total of 4 curb-cuts to Demetropolis Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Compliance with Engineering comments: *(The following comments should be addressed prior to 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). B. Add a note to the***

***SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. 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. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Clarify that the ROW width of University Blvd is recorded in metric units. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate and Signature. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);***

- 7) Compliance with Traffic Engineering comments: *(The site is denied access to Garmons Lane. Lots 1 through 6 are limited to a total of four curb cuts to Demetropolis 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 Department 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) Completion of the Rezoning process prior to the signing of the Final Plat;  
and**
- 11) Submission of a revised, approved PUD site plan 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

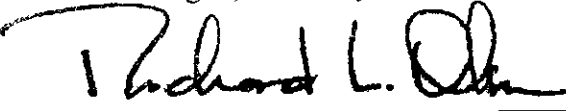
**Calway-Jones East Subdivision**  
**June 9, 2014**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Gulf Creek, LLC  
P.O. Box 2903  
Mobile, AL 36652

**Re: Case #ZON2014-00902 (Planned Unit Development)**

**Calway-Jones East Subdivision**

Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road)

Planned Unit Development Approval to allow reduced rear yard setbacks.

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

At its meeting on June 5, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Revision of the site plan to illustrate a 10' residential buffer in compliance with Section 64-4.D. of the Zoning Ordinance where the site abuts residentially used property along the Northern lot line of Lot 1, along the rear lot lines of Lots 1-6, and along the Southern property line of Lot 6. Any 6' privacy fence proposed along Garmons Lane should be set back 5' from the property line;**
- 2) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 3) **Revision of the site plan to depict onsite traffic circulation and illustrate a compliant number of accessible parking spaces for all proposed lots and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);**
- 4) **Depiction of any proposed lighting along with a note stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. Photometric plans will be required at the time of permitting;**

- 5) Depiction of any proposed dumpsters on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note on the site plan stating that garbage collection will be via curbside pick-up;
- 6) Depiction of a sidewalk along Garmons Lane;
- 7) Compliance with Engineering comments: *(1. Due to the proposed subdivision lots having frontage on both University Blvd. and Garmons Lane the street addresses will need to be discussed with the Engineering Department (208-6216) prior to submitting any permits. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 2. 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). 3. 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. 4. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 5. The proposed development must comply with all Engineering Department Policy Letters.);*
- 8) Compliance with Traffic Engineering comments: *(The site is denied access to Garmons Lane. Lots 1 through 6 are limited to a total of four curb cuts to Demetropolis 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.);*
- 9) 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). Preservation status is to be given to the 62" and 60" Live Oak Trees located on Lot 4. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 10) Compliance with Fire Department 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.);*
- 11) Revision of layout, if necessary, to reflect Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments;
- 12) Submission of a revised PUD site plan prior to the signing of the Final Plat;

**Calway-Jones East Subdivision**

**June 9, 2014**

- 13) Development limited to B-2 uses with a parking ratio of 1 parking space per 300 sq ft. Other uses which require additional parking will require an amended PUD; and**
- 14) 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**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

Cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Gulf Creek, LLC  
P.O. Box 2903  
Mobile, Al 36652

**Re: Case #SUB2014-00901 (Rezoning)**

**Gulf Creek, LLC**

Northeast corner of Garmons Lane and Ebenezer Drive extending to the East side of Demetropolis Road)  
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business District, to allow a retail center.

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

At its meeting on June 5, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business District, to allow a retail center.

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 an approved PUD; and**
- 3) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$364.25. 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.

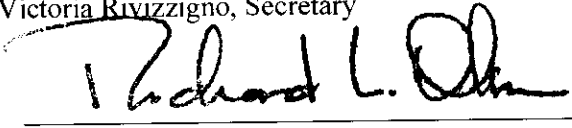
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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