



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 17, 2019

Byrd Surveying
2609 Halls Mill Rd
Mobile, AL 36606

Re: 700 Bishops Lane North
(Northeast corner of Bishops Lane North and Gulfwood Drive East).
Council District 7
SUB-000887-2019 (Subdivision)
Bishops-Gulfwood Subdivision

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

At its meeting on May 2, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.2 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the 50' right-of-way width to Bishops Lane North;
- 2) Provision of dedication to provide 25' from the centerline of Gulfwood Drive East;
- 3) Provision of a 9.7' setback along Gulfwood Drive East;
- 4) Retention of 25' minimum building setback line along Bishops Lane North;
- 5) Retention of lot size information in both square feet and acres, adjusted for dedication;
- 6) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *"Site is limited to one curb cut with any changes in 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. Sidewalk should be constructed on both frontages at time of improvements to parking, unless a sidewalk waiver is approved by the Planning Commission".;*
- 7) 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. Dedicate the corner radius (15' minimum or as approved by the City Engineer and Traffic Engineer) at the southwest corner of LOT A, and list the amount of dedicated acreage. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOT A will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, **Storm**

Bishops-Gulfwood Subdivision

May 16, 2019

Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. 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. H. 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. I. 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. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 8) Compliance with Fire Department 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);
- 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 2015-116 and City Code Chapters 57 and 64); and
- 10) Completion of the Subdivision prior to requesting Land Disturbance or building permits for new construction.

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Katherine J. Klyce



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Byrd Surveying, Inc.
2609 Halls Mill Rd
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Re: 700 Bishops Lane North
(Northeast corner of Bishops Lane North and Gulfwood Drive East).
Council District 7
ZON-000888-2019 (Rezoning)
Bishops-Gulfwood Subdivision

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

At its meeting on May 2, 2019, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

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

- 1) Completion of the Subdivision process; and**
- 2) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$288.10. 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: _____


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Katherine J. Klyce