



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2022

Merlin Miller
McCrary & Williams, Inc.
3207 International Drive
Suite G
Mobile, Alabama 36618

Re: 951 Navco Road
(East Side of Navco Road, 307'± South of Nortons Lane, extending to the Southwest corner of Nortons Lane and Nortons Lane).
Council District 3
SUB-002228-2022 (Subdivision)
Nortons Lane Subdivision
Number of Lots / Acres: 2 Lots / 15.0± Acres
Engineer / Surveyor: McCrary & Williams Inc.

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

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) dedication to provide 25-feet from the centerline of Nortons Lane along its Southern (North-South) segment where currently less;**
- 2) retention of the right-of-way width labels on all streets after any required dedication;**
- 3) dedication to provide a 25-foot radius curve at the intersection of the two segments of Nortons Lane, after any dedication;**
- 4) revision of the plat to illustrate the 25-foot minimum building setback line along Navco Road for Lot 1 blocked-out as measured from where that lot is at least 60 feet wide;**
- 5) revision of the plat to illustrate the 25-foot minimum building setback line as measured from any required dedication;**
- 6) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 7) if any easement are to be provided, placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement without the permission of the easement holder;**

- 8) 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. Provide and label the monument set or found at each subdivision corner. C. Provide a written description for the subdivision boundary. D. Show and label Parcel A and B from Norton Woods Unit One subdivision MB 32, PG 92. E. Revise NOTES #1 to correct the FEMA FIRM number listed. F. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 2 to the City of Mobile and list the amount of dedicated acreage (sf and ac). G. Show and label the BFE (Base Flood Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 and LOT 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 1 – NONE and LOT 2 – NONE. I. Add a note 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. J. Add a note 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. K. 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. L. Add a note that all existing and 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.);*
- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit);*
- 11) 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*

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(2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,

- 12) submittal to and approval by Planning and Zoning of a revised Planning Approval site plan prior to signing the Final Plat.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2022

Carah Hall
McCrory & Williams, Inc.
3207 International Drive
Unit G
Mobile, Alabama 36606

Re: 951 Navco Road
(East Side of Navco Road, 307'± South of Nortons Lane, extending to the Southwest corner of Nortons Lane and Nortons Lane).
Council District 3
SUB-SW-002230-2022 (Sidewalk Waiver)
City of Mobile Board of Water and Sewer Commissioners (Billy Joe McCrory, Agent)
Request to waive construction of a sidewalk along Navco Road and Nortons Lane.

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

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission approved the waiver of a sidewalk along Navco Road and Nortons Lane.

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



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2022

Carah Hall
McCrary & Williams, Inc.
3207 International Drive
Unit G
Mobile, Alabama 36606

Re: 951 Navco Road

(East Side of Navco Road, 307'± South of Nortons Lane, extending to the Southwest corner of Nortons Lane and Nortons Lane).

Council District 3

PA-002229-2022 (Planning Approval)

Nortons Lane Subdivision

Planning Approval to allow the construction of two (2) storm water attenuation tanks in an R-3, Multi-Family Residential District.

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

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Planning Approval application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because services exist in the area currently;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the use of the facility will require only minimal manpower and traffic; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the facility will provide a public service to the surrounding area.

The approval is subject to the following conditions:

- 1) revision of the site plan to indicate a drive with compliant width and paving surface;
- 2) revision of the site plan to indicate dedication to provide 25-feet from the centerline of the North-South segment of Nortons Lane where currently less;

- 3) retention of the right-of-way labels of all street, after any required dedication;
- 4) revision of the site plan to indicate the 25-foot radius curve dedicated at the intersection of the two segments of Nortons Lane;
- 5) revision of the site plan to illustrate the 25-foot minimum building setback line along Navco Road for Lot 1 blocked-out as measured from where that lot is at least 60 feet wide;
- 6) revision of the site plan to illustrate the 25-foot minimum building setback line as measured from any required dedication;
- 7) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the site plan providing the same information, after any required dedication;
- 8) if any easement are to be provided, placement of a note on the site plan stating that no structure may be constructed or placed in any easement without the permission of the easement holder;
- 9) revision of the site plan to include a note on the site plan stating that the buffer will remain in an undisturbed vegetative state;
- 10) revision of the site plan to provide landscaping and tree planting calculations, and provision of frontage trees along the North-South segment of Nortons Lane;
- 11) revision of the site plan to indicate any proposed fencing, with a note on the site plan stating that fencing shall not exceed eight (8) feet in height, and only chain link fencing more than three (3) feet in height is allowed within the 25-foot minimum building setback along any street frontage;
- 12) if an entrance gate is to be provided, revision of the site plan to indicate such and provide a 60-foot vehicular queuing space back from the front property line within the property, or the placement of a note on the site plan stating that the gate will be electrically operated;
- 13) revision of the site plan to depict a sidewalk along Navco Road and the North-South segment of Nortons Lane in the event the Sidewalk Waiver is not approved;
- 14) compliance with the Engineering comments: *(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 Permitting Department (251-208-6070) 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval*

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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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 15) placement of a note on the revised site plan stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 16) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 17) compliance with the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 18) completion of the subdivision process prior to the approval of any land disturbing or building activities;
- 19) provision of two (2) revised Planning Approval site plans (.pdf and hard copy) to the Planning & Zoning Department prior to signing of the Final Plat; and
- 20) full compliance with all other municipal codes and ordinances.

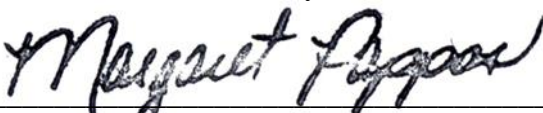
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas

Deputy Director of Planning and Zoning