



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 3, 2023

Todd Dempsey
143 Myrtlewood Lane
Mobile, Alabama 36608

Re: 908 Kendrick Drive
(East side of Kendrick Drive, 297'± South of Moffett Road, extending to the South terminus of Kendrick Drive).
Council District 7
SUB-002358-2023 (Subdivision)
908 Kendrick Drive Subdivision
Number of Lots / Acres: 1 Lot / 1.3± Acres
Engineer / Surveyor: Element 3 Engineering

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

At its meeting on February 2, 2023, 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 30-feet from the centerline of Kendrick Drive;
- 2) retention of the 25-foot minimum building setback line along Kendrick Drive;
- 3) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the lot size label in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) compliance with the 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. Change the drawing title to a Subdivision PLAT. An ALTA survey was submitted. C. Provide a Subdivision Name for the proposed PLAT. D. Provide a LOT designation for the one (1) proposed lot (i.e. 1, A). E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's

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Certificate. G. Coordinate with the ENG Dept. to finalize a note that will need to be added to the SUBDIVISION PLAT It will indicate that as shown on the 1984 aerial photo (FLIGHT 24 - #72) the proposed lot will not receive any historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. H. 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. I. 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. J. 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. K. 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. M. 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.);

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to one curb cut to Kendrick Drive with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);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 [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.); and*
- 7) compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 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. Public road access with a minimum width of 20' and an approved turn around provided for any dead-end that is greater than 150'. Fire hydrants will be required to be within 400' of the most distant point of structures exterior wall. If the structure is sprinkled a hydrant will be required to be within 600' of the most distant point of structures exterior wall.).*

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.

SUB-002358-2023 908 KENDRICK DRIVE SUBDIVISION

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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



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MOBILE CITY PLANNING COMMISSION

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February 3, 2023

Todd Dempsey
143 Myrtlewood Lane
Mobile, Alabama 36608

Re: 908 Kendrick Drive
(East side of Kendrick Drive, 297'± South of Moffett Road, extending to the South terminus of Kendrick Drive).
Council District 7
ZON-002346-2023 (Rezoning)
Todd Dempsey
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District

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

At its meeting on February 2, 2023, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission determined that the following condition prevails to support the rezoning request:

- 1) Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable; and**
- 2) Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.**

The advertising fee for this application based on the current legal description is \$260.68. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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.

ZON-002346-2023 TODD DEMPSEY

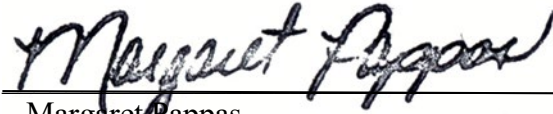
February 3, 2023

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning