



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 18, 2022

Stephanie Groves
Gulf States Engineering
600 Azalea Road
Mobile, Alabama 36609

Re: 2100 North University Boulevard
(East side of North University Boulevard at the East terminus of Mickey Drive).
Council District 1
SUB-001966-2022 (Subdivision)
The Locale Subdivision, Phase Two
Number of Lots / Acres: 2 Lots / 55.2± Acres
Engineer / Surveyor: Gulf States Engineering

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

At its meeting on March 17, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) Submittal to Planning and Zoning of five (5) copies of the recorded Final Plat for The Local Subdivision prior to signing the Final Plat;**
- 2) Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 3) Retention of the right-of-way width of North University Boulevard on the Final Plat;**
- 4) Retention of the 25-foot minimum building setback line along North University Boulevard;**
- 5) Placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;**
- 6) Placement of a note on the Final Plat stating that access to the Gulf South Pipeline Company right-of-way adjacent to the East side of the site is denied;**
- 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**

March 18, 2022

- Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a graphic scale. C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D. Check and revise PLAT NOTES #15 and #17 as they seem to be duplicates of PLAT NOTES #10 and #11. E. Revise PLAT NOTE #15 to read "As shown on the 1984 aerial photo (FLIGHT 21 - #67) LOTS 1 & 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control as follows: LOT 1 – NONE and LOT 2 – NONE." F. 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. G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633. H. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. I. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*
- 8) Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to 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.);
- 9) 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, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and
- 10) 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 (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.).

SUB-001966-2022 THE LOCALE SUBDIVISION PHASE TWO

March 18, 2022

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

March 24, 2022

Stephanie Groves
Gulf States Engineering
600 Azalea Road
Mobile, Alabama 36609

Re: 2100 North University Boulevard

(East side of North University Boulevard at the East terminus of Mickey Drive).

Council District 1

ZON-001967-2022 (Rezoning)

Matthew Roberts

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, for Lot 2 of a proposed subdivision.

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

At its meeting on March 17, 2022, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission moved to recommend approval of the rezoning to the City Council for the following reasons:

- 1) There is a need to increase the number of sites available to business or industry; and**
- 2) The subdivision of land into building sites makes reclassification of the land necessary and desirable.**

The rezoning should be 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 cannot be calculated until a revised legal description is received for Lot 2 to be rezoned. Upon receipt of the revised legal description, we will calculate the advertising fee. Upon submittal 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.

ZON-001967-2022 MATTHEW ROBERTS

March 24, 2022

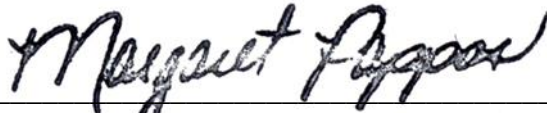
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

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

Margaret Pappas

Deputy Director of Planning and Zoning