



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Robert Buckley
571 Lakeview Drive W.
Mobile, Alabama 36695

Re: 1617 Brill Road
(South side of Brill Road, 350'± West of Dauphin Island Parkway).
Council District 3
SUB-002188-2022 (Subdivision)
Bridge the Gap Subdivision
Number of Lots / Acres: 1 Lot / 1.5± Acres
Engineer / Surveyor: Bethel Engineering

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

At its meeting on October 6, 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) provision of a Final Plat in compliance with Section IV of the Subdivision regulations;**
- 2) revision to either depict there is 30-feet between the front property line and the centerline of Brill Road, or dedication to provide such;**
- 3) retention of the lot sizes in square feet and acres, adjusted for any required dedication;**
- 4) depiction and labeling of the 25-foot front setback along Brill Road;**
- 5) provision of the lot size in both square feet and acres;**
- 6) full compliance with Engineering comments: *(The "PLAT" that was submitted is labeled SITE PLAN Sheet 2 and does not contain the information required. Submit a PLAT for review.);***
- 7) placement of a note on the Final Plat stating Traffic Engineering comments: *(Site is limited to one driveway Brill Road with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);***

SUB-002188-2022 BRIDGE THE GAP SUBDIVISION

October 11, 2022

- 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 [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.);*
- 9) 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). 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*
- 10) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), 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

October 11, 2022

Robert Buckley
571 Lakeview Drive W.
Mobile, Alabama 36695

Re: 1617 Brill Road
(South side of Brill Road, 350'± West of Dauphin Island Parkway).
Council District 3
PUD-002187-2022 (Planned Unit Development)
Bridge the Gap Manufactured Homes
Planned Unit Development approval to allow multiple buildings (manufactured homes) on a single building site.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- a. the proposal does not promote the objective of Creative design (*to encourage innovative and diversified design in building form and site development*);
- b. the proposal does not promote the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*);
- c. the proposal does not promote the objective of Efficient land use (*to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment*);
- d. the proposal does not promote the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*);
- e. the proposal does not promote the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*).

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

PUD-002187-2022 BRIDGE THE GAP MANUFACTURED HOMES
October 11, 2022

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

October 11, 2022

Robert Buckley
571 Lakeview Drive W.
Mobile, Alabama 36695

Re: 1617 Brill Road
(South side of Brill Road, 350'± West of Dauphin Island Parkway).
Council District 3
PA-002136-2022 (Planning Approval)
Robert Clay Buckley (Bethel Engineering, Agent)
Planning Approval to allow a mobile home park in an R-3, Multi-Family Residential District.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

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

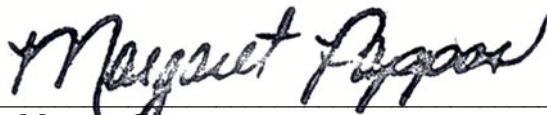
- a. the proposal will not be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will cause undue traffic congestion or create a traffic hazard; and
- c. the proposal will not be in harmony with the orderly and appropriate development of the district in which the use is located.

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

October 11, 2022

Robert Buckley
571 Lakeview Drive W.
Mobile, Alabama 36695

Re: 1617 Brill Road
(South side of Brill Road, 350'± West of Dauphin Island Parkway).
Council District 3
ZON-002137-2022 (Rezoning)
Robert Clay Buckley (Bethel Engineering, Agent)
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District.

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

At its meeting on October 6, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission determined that none of the following conditions prevail to support the rezoning request:

- 1. Error. There is a manifest error in the chapter;**
- 2. 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;**
- 3. 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;**
or
- 4. Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.**


As such, the Planning Commission voted to recommend Denial of the rezoning request to the City Council.

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

ZON-002137-2022 ROBERT CLAY BUCKLEY
October 11, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning