



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 29, 2023

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2970 McVay Drive North and 3030 McVay Drive North
SUB-002523-2023
DAA-McVay Subdivision
Kari Givens, Byrd Surveying/Prescott Bailey
District 3
Subdivision of 2 lots, 24.1± acres

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

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

- 1. 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;**
- 2. Retention of the right-of-way widths of McVay Drive North and McMae Drive as depicted on the preliminary plat;**
- 3. Retention of the 25-foot minimum building setback line along McVay Drive North;**
- 4. Revision of the plat to label the 25-foot minimum building setback line along McMae Drive;**
- 5. Revision of the plat to label the 10-foot slope easement along McMae Drive;**
- 6. Placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;**
- 7. Compliance with all Engineering comments noted in this staff report;**
- 8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;**
- 9. Compliance with all Urban Forestry comments noted in this staff report;**
- 10. Compliance with all Fire Department comments noted in this staff report; and**

SUB-002523-2023 2970 McVay Drive North and 3030 McVay Drive North
June 29, 2023

11. Submittal to and approval by Planning and Zoning of a revised Modified Planned Unit Development site plan (hard copy and pdf) prior to signing the Final Plat.

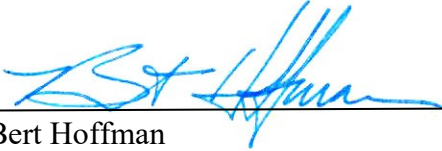
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within 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: 
Bert Hoffman
Deputy Director of Long-Range Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 29, 2023

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

**Re: 2970 McVay Drive North and 3030 McVay Drive North
MOD-002522-2023**

DAA-McVay Subdivision

Kari Givens, Byrd Surveying/Prescott Bailey

District 3

Modification of a previously approved Planned Unit Development to shift the lot line and reconfigure parking.

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

At its meeting on June 15, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- A. The request is consistent with all applicable requirements of this Chapter;**
- B. The request is compatible with the character of the surrounding neighborhood;**
- C. The request will not impede the orderly development and improvement of surrounding property;**
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;**
- E. The request will minimize traffic hazards and traffic congestion on the public roads;**
- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas;**
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and**
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.**

As such, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

- 1. Revision of the site plan to ensure that parking and access aisles on Lot A impacted by the property line relocation remain compliant with UDC requirements;**

2. Revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
3. Retention of the right-of-way widths of McVay Drive North and McMae Drive as depicted on the site plan;
4. Retention of the 25-foot minimum building setback line along McVay Drive North;
5. Revision of the site plan to label the 25-foot minimum building setback line along McMae Drive;
6. Revision of the site plan to label the 10-foot slope easement along McMae Drive;
7. Placement of a note on the site plan stating that no structure may be placed or constructed within any easement without the permission of the easement holder;
8. Placement of a note on the site plan stating that future proposed development on Lot A will require a Modified PUD;
9. Compliance with all Engineering comments noted in this staff report;
10. Compliance with all Traffic Engineering comments noted in this staff report;
11. Compliance with all Urban Forestry comments noted in this staff report;
12. Compliance with all Fire Department comments noted in this staff report;
13. Submittal to and approval by Planning and Zoning of a revised Modified Planned Unit Development site plan (hard copy and pdf) prior to signing the Final Plat for the associated subdivision; and,
14. Full compliance with all municipal codes and ordinances.

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.

The advertising fee for this application based on the current legal description is \$696.54. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Bert Hoffman
Deputy Director of Long-Range Planning