



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

Kirby Properties, LLC
David Kirby
11285 Cricket Hollow
Semmes, AL 36575

Re: 7960 Old Government Street
(North side of Old Government Street Road, 555'± East of Dawes Road, extending to the South side of Glider Avenue).
Council District 6
SUB-001177-2020 (Subdivision)
Old Government Park Subdivision Lot 1
Number of Lots / Acres: 1 Lot / 2.1± Acres
Engineer / Surveyor: Gulf States Engineering, Inc.

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication to provide 30' from the centerline of Glider Avenue;
- 2) retention of the plat to depict the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
- 3) retention of the 25-foot minimum building setback line along both street frontages, adjusted for dedication;
- 4) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PROPOSED SITE PLAN (Plan Sheet No. C3): A. 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 Department (208-6070) and must comply with the City of Mobile Right-ofWay Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). B. 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. C. 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. D. 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. E. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. F. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The PUD site plan illustrates the front setback on Glider Avenue as all asphalt surface; this should be corrected to reflect the proper landscaping and paved areas. The driveway radius cannot extend across adjacent property frontage (Glider Ave) unless written consent is provided from the adjacent property owner as part of the permit.);*
- 6) 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 (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.";*
- 7) compliance with Fire 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)";*
- 8) full compliance with all municipal codes and ordinances.

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 23, 2020

Kirby Properties, LLC
David Kirby
11285 Cricket Hollow
Semmes, AL 36575

Re: 7960 Old Government Street

(North side of Old Government Street Road, 555'± East of Dawes Road, extending to the South side of Glider Avenue).

Council District 6

PUD-001167-2020 (Planned Unit Development)

David Kirby

Planned Unit Development to allow multiple buildings on a single building site, and shard access between two lots.

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced Planned Unit Development.

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

- a. **the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow multiple buildings on a single building site;**
- b. **the proposal promotes 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), because it will allow for the development of a long, narrow lot;**

The Approval is subject to the following conditions:

- 1) obtain a private property tree permit for the live oak to be removed from the property;**
- 2) coordination with staff for planting required trees; and**
- 3) full compliance with all municipal codes and ordinances**

David Kirby PUD-001167-2020
March 23, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

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

Margaret Pappas

Deputy Director of Planning and Zoning