



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Rowe Engineering & Surveying
Cecil Hudson
3502 Laughlin Drive
Suite B
Mobile, AL 36693

Re: 6636, 6638, 6640, 6666, 6680 and 6692 Old Shell Road
(North side of Old Shell Road, 520'± West of the North terminus of Dickens Ferry Road).
Council District 7
SUB-001644-2021 (Subdivision)
Creed Subdivision
Number of Lots / Acres: 1 Lot / 5.7± Acres
Engineer / Surveyor: Rowe Engineering and Surveying

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

At its meeting on July 15, 2021, the Planning Commission considered the above referenced Subdivision.

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

- 1) revision of the Final Plat to either show that Old Shell Road has an existing compliant right-of-way, or dedication should be made to provide 50' from the centerline;
- 2) retention of the 25-foot minimum building setback line, adjusted for dedication, if necessary;
- 3) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication, if necessary;
- 4) 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. Provide the Surveyor's and Owner's (notarized) signatures. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering***

signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #71) LOT 1 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 – 17,000 sf. E. 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. F. 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.);

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one curb cut as illustrated on the approved PUD, with any changes in 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.);*
- 6) 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.);*
- 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 (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*
- 8) provision of two Planned Unit Development site plans (hard copy and .pdf) prior to the signing of the Final Plat.*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page 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.

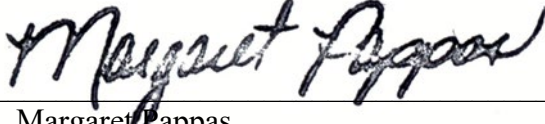
If you have any questions regarding this action, please call this office at 251-208-5895.

SUB-001644-2021 Creed Subdivision
July 19, 2021

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

July 19, 2021

Rowe Engineering & Surveying, Inc.
Cecil Hudson
3502 Laughlin Drive
Suite B
Mobile, AL 36693

Re: 6636, 6638, 6640, 6666, 6680 and 6692 Old Shell Road

(North side of Old Shell Road, 520'± West of the North terminus of Dickens Ferry Road).
Council District 7

PUD-001646-2021 (Planned Unit Development)

Creed Cottages

Planned Unit Development approval to allow multiple buildings on a single building site.

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

At its meeting on July 15, 2021, the Planning Commission considered the above reference Planned Unit Development.

The Commission found the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development);
- b. 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);
- c. 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);
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land);
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design); and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities).

The Approval is subject to the following conditions:

- 1) revision of the Final Plat to either show that Old Shell Road has an existing compliant right-of-way, or dedication should be made to provide 50' from the centerline**
- 2) retention of the 25-foot minimum building setback line, adjusted for dedication, if necessary;**
- 3) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication, if necessary;**
- 4) coordination with staff regarding tree plantings and compliance at the time of permitting;**
- 5) provision of a photometric site plan at the time of permitting;**
- 6) revision of the site plan to correctly indicate the number of parking spaces;**
- 7) revision of the site plan to state that all dumpsters on site will comply with Section 64-4.D.9. of the Zoning Ordinance;**
- 8) obtaining private property tree permits prior to removing any existing trees on-site;**
- 9) obtaining demolition permits for each existing building on the subject site to be removed;**
- 10) revision of the site plan to either indicate that the gate will be electronically controlled, or provide sufficient queuing spaces on private property;**
- 11) compliance with the Engineering comments: *(Retain SITE NOTES #3 - #8, as shown on the PLANNED UNIT DEVELOPMENT drawing SHEET 1 of 1.);***
- 12) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut as illustrated on the approved PUD, with any changes in 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.);***
- 13) 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.);***
- 14) 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.);and***
- 15) provision of two Planned Unit Development site plans (hard copy and .pdf) prior to the signing of the Final Plat.**

PUD-001671-2021 Airport Boulevard Storage, LLC
July 19, 2021

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Rowe Engineering & Surveying, Inc.
Cecil Hudson
3502 Laughlin Drive
Suite B
Mobile, AL 36693

Re: 6636, 6638, 6640, 6666, 6680 and 6692 Old Shell Road
(North side of Old Shell Road, 520'± West of the North terminus of Dickens Ferry Road).
Council District 7
ZON-001645-2021 (Rezoning)
Creed Group
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 July 15, 2021, the Planning Commission considered the above referenced Rezoning.

After discussion, the Commission Approved this application for the following reason:

- a) **changing conditions in a particular area make a change in the Ordinance necessary and desirable; and**
- b) **there is a need to increase the number of sites available to business or industry.**

The approval is 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 is \$334.95 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.

ZON-001645-2021 Creed Group
July 19, 2021

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