



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 10, 2019

Stewart Surveying, Inc.  
10930 B Dauphin Island Parkway  
Mobile, AL 36582

**Re: 1564 & 1568 Hurltel Street and 1567, 1569 and 1577 Forrest Avenue**  
(Northeast corner of Hurltel Street and Antwerp Street, extending to the Southeast corner of Antwerp Street and Forrest Avenue).  
Council District 3  
**SUB-001076-2019 (Subdivision)**  
**West Bay Academy Subdivision, Addition to**  
**Number of Lots / Acres: 1 Lot / 1.6± Acre**

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

At its meeting on December 5, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) Retention of the 50' right-of-way width to Hurltel Street and Forrest Street;**
- 2) Retention of the 30' minimum building setback along Antwerp Street, in lieu of dedication;**
- 3) Retention of the 25' minimum building setback line along Hurltel Street and Forrest Street;**
- 4) Retention of lot size information in both square feet and acres;**
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Site is limited to its existing number of curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. If on street parking becomes an issue during pick-up/drop-off at the daycare, on street parking restrictions may have to be installed (or expanded) based on the width the streets or if visibility is impaired at the intersection of Antwerp St and Forrest St.);***

- 6) 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 Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add street names to the vicinity map. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast and northwest corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #78) LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. G. Add a note to the Plat stating that 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. 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. L. 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.);
- 7) 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.); and

West Bay Academy Subdivision  
December 10, 2019

**8) Compliance with Fire Department comments and placement of a note: *(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)).***

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](mailto: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: Marie York  
Marie York  
Planner II, Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael



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Council District 3

**PUD-001077-2019 (Planned Unit Development)**

**West Bay Academy Subdivision, Addition to**

Planned Unit Development Department to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on December 5, 2019, the Planning Commission considered the above referenced Planned Unit Development.

**After discussion, the Planning Commission held over the application until the January 9, 2020 meeting with revisions due by January 2<sup>nd</sup>, to address the following:**

- 1) Revision of the site plan to illustrate a compliant parking lot layout for the existing slab, and abutting landscape areas protected from vehicle intrusion via curbing or parking bumpers; and**
- 2) Either removal of the “existing dumpster” from the site; or removal of the note stating that curb side pickup will be utilized, and placement of a note stating that the dumpster will be brought into compliance with sanitary sewer and enclosure.**

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

Sincerely,

**West Bay Academy Subdivision (PUD)**  
**December 10, 2019**

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By: Marie York  
Marie York  
Planner II, Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael





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Council District 3

**PA-001078-2019 (Planning Approval)**

**West Bay Academy Subdivision, Addition to**

Planning Approval to amend a previously approved Planning Approval to allow the operation of a church with a daycare in a R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on December 5, 2019, the Planning Commission considered a Planning Approval to amend a previously approved Planning Approval to allow the operation of a church with a daycare in a R-1, Single-Family Residential District.

**After discussion, the Planning Commission held over the application until the January 9, 2020 meeting with revisions due by January 2nd, to address the following:**

- 1) Revision of the site plan to illustrate a compliant parking lot layout for the existing slab, and abutting landscape areas protected from vehicle intrusion via curbing or parking bumpers; and**
- 2) Either removal of the “existing dumpster” from the site; or removal of the note stating that curb side pickup will be utilized, and placement of a note stating that the dumpster will be brought into compliance with sanitary sewer and enclosure.**

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

**West Bay Academy Subdivision (PA)**  
**December 10, 2019**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: Marie York  
Marie York  
Planner II, Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael



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of Antwerp Street and Forrest Avenue).  
Council District 3  
**SUB-SW-001074-2019 (Sidewalk Waiver)**  
**Stewart Surveying for West Bay Academy**  
Request to waive construction of a sidewalk along Forrest Street.

Dear Applicant(s):

At its meeting on December 5, 2019, the Planning Commission considered your request for a  
sidewalk waiver at the above referenced location.

**After discussion, the Planning Commission approved the sidewalk waiver request.**

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: Marie York  
Marie York  
Planner II, Planning and Zoning

cc: West Bay Academy CDC/Rev. R. Carmichael