



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 22, 2018

Corey & Anna Adams
35 Hurlbert St
Mobile, AL 36607

Re: 2503, 2505 & 2507 Old Shell Road and 35 & 37 Hurlbert Street
(South side of Old Shell Road, 60'± West of Hurlbert Street extending to the West side of Hurlbert Street, 100'± South of Old Shell Road).
Council District 1
SUB-000689-2018 (Subdivision)
Clark's Old Shell Subdivision
1 Lot / 0.9± Acre

Dear Applicant(s):

At its meeting October 18, 2018, 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 the 25-foot minimum building setback line along Old Shell Road and Hurlbert Street;**
- 2) **Retention of 90' right-of-way width to Old Shell Road;**
- 3) **Retention of 50' right-of-way width to Hurlbert Street;**
- 4) **Retention of the lot size information in both square feet and acres;**
- 5) **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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide a copy of the FINAL SUBDIVISION PLAT to the**

Clark's Old Shell Subdivision
October 22, 2018

Engineering Dept. for review. No signatures are required on this drawing. D. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.);

- 6) **Compliance with Traffic Engineering comments:** *(Lot 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. 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.);*
- 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;*
- 8) **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)); and*
- 9) **Completion of the Subdivision process prior to any requests for land disturbance or new construction.**

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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

Cc: Byrd Surveying
ASJL Investments 2, LLC
CA Property, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 22, 2018

Joseph Asarisi
6170 Omni Park Dr, Ste C
Mobile, AL 36609

Re: 2503, 2505 & 2507 Old Shell Road and 35 & 37 Hurlbert Street
(South side of Old Shell Road, 60'± West of Hurlbert Street extending to the West side of Hurlbert Street, 100'± South of Old Shell Road).
Council District 1
ZON-000690-2018 (Rezoning)
Joseph N. Asarisi

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

At its meeting on October 18, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-1, Buffer Business District.

At the meeting, the Planning Commission decided to recommend approval of the request to the City Council, subject to the following conditions:

- 1) Provision of an 8-foot high opaque (wood or synthetic wood) fence along the South property line, to end in-line with the facade of the house to the South, and the provision of a 10-foot wide evergreen vegetative buffer;
- 2) The curb cut to Old Shell Road is to have separate right and left turn exit lanes, in addition to the entry lane;
- 3) The curb cut to Hurlbert Street is to only allow for right in/left out from the site;
- 4) Provision of appropriate signage as it relates to ingress and egress;
- 5) The dumpster is to be located on the West boundary of the site;
- 6) Funding a second traffic calming device for Hurlbert Street upon determination of necessity by the City;
- 7) Completion of the Subdivision process; and
- 8) Full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$349.75. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

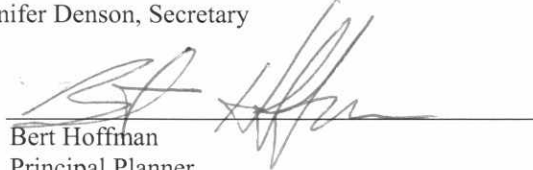
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Bert Hoffman
Principal Planner

cc: CA Property, LLA

P.O. Box 1827 • MOBILE, ALABAMA 36633-1827