



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

RJG Real Estate & Development/Ruffin Graham
6576 Airport Blvd, Suite C300
Mobile, AL 36608

Re: Northeast corner of Cody Road South and Somerby Drive
Council District 6
SUB-000717-2018 (Subdivision)
The Arbors at Somerby Park Subdivision, Addition to
1 Lot /1.9± Acre

Dear Applicant(s):

At its meeting November 15, 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) revision of the plat to depict the lot size in square feet and acres or the provision of a chart depicting that same information;
- 2) revision of the plat to depict the 25' minimum building setback line along all street frontages;
- 3) revision of the plat to depict the minimum existing right-of-way width along Cody Road South and Somerby Drive;
- 4) placement of a note on the Final Plat stating the lot is denied direct access to Cody Road and limited to the two proposed curb-cut to Somerby Drive with the size, design, and location to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 5) full 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. Probate records indicate that the proposed LOT 1 is an existing lot, or part thereof of a Providence Coley Subdivision. Please clarify. C. Provide and label the monument set or found at each subdivision corner. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Show and label the POB. F. Label the ownership of the adjoining parcel to the north. G. 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. H. Add*”**

The Arbors at Somerby Park Subdivision, Addition to
November 27, 2018

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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. 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) full compliance with Traffic Engineering comments: *"Lot is denied access to Cody Road and limited to 2 curb cuts to Somerby Drive. Driveway 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) full 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) full 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 the issuance of permits.

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:



Margaret Pappas
Deputy Director of Planning and Zoning

Cc: McCrory & Williams Inc/Sean Estes
DRC LLC/Sean Coley



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

RJG Real Estate & Dev.
6576 Airport Blvd, Suite C300
Mobile, AL 36608

Re: Northeast corner of Cody Road South and Somerby Drive
Council District 6
ZON-000716-2018 (Rezoning)
RJG Real Estate & Development

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

At its meeting on November 15, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District.

After discussion, the Planning Commission recommended the request for Approval as LB-2, Limited Neighborhood Business, 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 \$401.05. 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: 

Margaret Pappas
Deputy Director of Planning and Zoning

cc: DRC, LLC
McCrary & Williams

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