



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2019

Byrd Surveying
2609 Halls Mill Rd
Mobile, AL 36606

Re: 1160 & 1200 Spring Hill Avenue
(North side of Spring Hill Avenue, 90'± West of Kennedy Street).
Council District 2
SUB-000852-2019 (Subdivision)
Veterans Recovery Resources Subdivision

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

At its meeting on March 21, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the application was granted Tentative Approval, subject to the following conditions:

- 1) either dedication to provide 50' from the centerline of Spring Hill Avenue, or revision of the plat to illustrate that the current right-of-way is sufficient;
- 2) retention of the lot size in both square feet and acres on the Final Plat, adjusted for any required dedication;
- 3) illustration of the 25' minimum building setback line along Spring Hill Avenue;
- 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 and label the monument set or found at each subdivision corner. C. Show and label each and every Right-Of-Way and easement. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the *SUBDIVISION PLAT* stating that as shown on the 1984 aerial photo (FLIGHT 29 - #75) LOT A 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 any Land Disturbance Permit application. H. 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. I. 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

Veterans Recovery Resources Subdivision
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prior to the issuance of a Land Disturbance permit. J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. 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.); O. placement of a note on the Final Plat stating the Traffic Engineering comments: (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to one curb cut with size, location and design to be approved by ALDOT and 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.);

- 5) 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 (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
- 6) 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)); and
- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: (Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to one curb cut with size, location and design to be approved by ALDOT and 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.);

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: Veterans Recovery Resources



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
March 22, 2019

Byrd Surveying
2609 Halls Mill Rd
Mobile, AL 36606

Re: 1160 & 1200 Spring Hill Avenue
(North side of Spring Hill Avenue, 90'± West of Kennedy Street).
Council District 2
PUD-000853-2019 (Planned Unit Development)
Veterans Recovery Resources Subdivision

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

At its meeting on March 21, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking.

After discussion, the Commission determined the following Findings of Fact for Approval of 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), because it allows for the redevelopment of two existing vacant sites;
- 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 of utilizing infill development practices;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to develop the site as planned.

The Approval is subject to the following conditions:

- 1) either dedication to provide 50' from the centerline of Spring Hill Avenue, or revision of the plat to illustrate that the current right-of-way is sufficient;
- 2) retention of the lot size in both square feet and acres on the site plan, adjusted for any required dedication;
- 3) illustration of the 25' minimum building setback line along Spring Hill Avenue on the site plan;

- 4) relocation of the pavilion and dumpsters to be 10' or more from adjacent residential properties;
- 5) revision of the site plan to indicate the height and materials of the fence/wall between the building and Spring Hill Avenue (not to exceed 3' high in the 25' setback);
- 6) placement of a note on the site plan stating that the flag pole is limited to a maximum height of 45';
- 7) either placement of a note stating that the fountain is limited to 3' in height, or relocation of it from the 25' front setback;
- 8) placement of a note on the site plan indicating the number of beds for in-patient treatment as well as the square footage of the area to be used for out-patient treatment;
- 9) provision of a compliant photometric site plan at the time of permitting;
- 10) revision of the site plan to indicate compliance with frontage tree planting requirements;
- 11) compliance with the Engineering comments: *(1. Due to the proposed subdivision, the two (2) existing structures may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. 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. 3. 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. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 12) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to one curb cut with size, location and design to be approved by ALDOT and 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.);*
- 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 (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.];*

Veterans Recovery Resources Subdivision (PUD)
March 22, 2019

- 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)];* and
- 15) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan, prior to the issuance of permits.

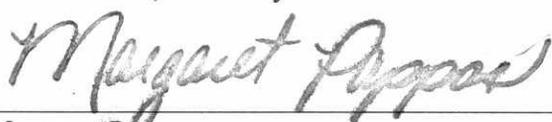
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: 

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Veterans Recovery Resources



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2019

Byrd Surveying, Inc.
2609 Halls Mil Rd
Mobile, AL 36606

Re: 1160 & 1200 Spring Hill Avenue
(North side of Spring Hill Avenue, 90'± West of Kennedy Street).
Council District 2
ZON-000854-2019 (Rezoning)
Veterans Recovery Resources Subdivision

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

At its meeting on March 21, 2019, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, and R-2, Two-Family Residence District, to B-3, Community Business District.

After discussion, the rezoning request was recommended for Approval, 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 \$346.60. 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: Veterans Recovery Resources