



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

St. Ignatius Parish
3704 Spring Hill Avenue
Mobile, AL 36608

Re: North side of Spring Hill Avenue, 105'± West of Knowles Street, extending to the West side of Knowles Street
Council District 7
SUB-000966-2019 (Subdivision)
Spring Hill Animal Clinic Subdivision

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

At its meeting on August 1, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication to provide 50' from the centerline of Spring Hill Avenue;
- 2) dedication to provide 30' from the centerline of Knowles Street;
- 3) provision of 25-feet of frontage to Knowles Street for Lot 3;
- 4) denial of direct access to Knowles Street for Lots 1 and 2;
- 5) retention of the lot sizes in square feet and acres, adjusted for dedication;
- 6) illustration of the 25' minimum building setback line for all lots, adjusted for dedication;
- 7) 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. E. Provide a copy of the **FINAL SUBDIVISION PLAT** to the Engineering Dept. for review. No signatures are required on this drawing. F. 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.);

- 8) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lots 1 and 2 are limited to access via one curb cut to Spring Hill Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 3 and 4 are limited to one curb cut each to Knowles Street. 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 (applies to commercial zoned properties only).);*
- 9) 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*
- 10) compliance with 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*
- 11) **submittal of two (2) revised site plans 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Mary Edmonds



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

Paul E Sonnier
C/O St Ignatius Parish
400 Government Street
Mobile, AL 36602

Re: North side of Spring Hill Avenue, 105'± West of Knowles Street, extending to the West side of Knowles Street
Council District 7
PUD-000973-2019 (Planned Unit Development)
Spring Hill Animal Clinic Subdivision

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

At its meeting on August 1, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow shared access between building sites.

After discussion, the Planning Commission determined the following findings of fact for Approval:

- a. the proposal promotes the objective of creative design (to encourage innovative and diversified design in building form and site development), because it allows shared access between multiple lots, reducing the number of required curb cuts to Spring Hill Avenue;
- 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), the proposed development will only result in a single, shared curb cut to Spring Hill Avenue;
- 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), because it will allow a large tract of land in a growing part of town to be developed, while preserving the residential nature of properties along Knowles Street;
- d. the proposal promotes the objective of public services (to encourage optimum use of available public utilities, streets and community facilities), because it is already served with public infrastructure.

The Approval is subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Spring Hill Avenue;
- 2) dedication to provide 30' from the centerline of Knowles Street;
- 3) provision of 25-feet of frontage to Knowles Street for Lot 3;
- 4) denial of direct access to Knowles Street for Lots 1 and 2;
- 5) retention of the lot sizes in square feet and acres, adjusted for dedication;
- 6) illustration of the 25' minimum building setback line for all lots, adjusted for dedication;
- 7) compliance with Engineering comments: *(1. Each of the four (4) proposed LOTS will require a 911 street address. Please contact the Engineering Department (208-6216) to discuss the options. 2. Label the SITE PLAN sheet as "PUD SITE PLAN" 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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). b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 8) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lots 1 and 2 are limited to access via one curb cut to Spring Hill Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 3 and 4 are limited to one curb cut each to Knowles Street. 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 (applies to commercial zoned properties only).);*
- 9) 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*

North side of Spring Hill Avenue, 105'± West of Knowles Street, extending to the west side of Knowles Street
August 9, 2019

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.”;

- 10) 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).”;*
- 11) submittal of two (2) revised site plans prior to the signing of the Final Plat; and
- 12) full compliance with all other municipal codes and ordinances.

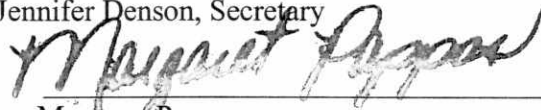
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

CC: Kismet Investment LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

St. Ignatius Parish
851 Knowles Street
Mobile, AL 36608

Re: North side of Spring Hill Avenue, 105'± West of Knowles Street, extending to the West side of Knowles Street
Council District 7
PA-000974-2019 (Planning Approval)
Spring Hill Animal Clinic Subdivision

Dear Applicant(s):

At its meeting on August 1, 2019, the Planning Commission considered a Planning Approval to allow an animal clinic with outside runs in a B-1, Buffer Business District.

After discussion, the Planning Commission determined the following findings of facts for Approval of the Planning Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the infrastructure and facilities are already in place;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because there will only be one new curb cut to Spring Hill Avenue to service the development; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the proposed vet clinic will have frontage on a Major Street, that might otherwise be undesirable for a residence.

The Approval is subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Spring Hill Avenue;
- 2) dedication to provide 30' from the centerline of Knowles Street;
- 3) provision of 25-feet of frontage to Knowles Street for Lot 3;
- 4) denial of direct access to Knowles Street for Lots 1 and 2;
- 5) retention of the lot sizes in square feet and acres, adjusted for dedication;
- 6) illustration of the 25' minimum building setback line for all lots, adjusted for dedication;
- 7) compliance with Engineering comments: *(a. 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).
b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 8) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lots 1 and 2 are limited to access via one curb cut to Spring Hill Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 3 and 4 are limited to one curb cut each to Knowles Street. 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 (applies to commercial zoned properties only).);*
- 9) 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.";*
- 10) 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).";*
- 11) submittal of two (2) revised site plans prior to the signing of the Final Plat; and
- 12) full compliance with all other municipal codes and ordinances.

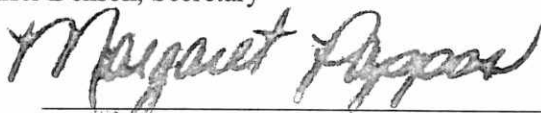
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

CC: Kismet Investment LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

St. Ignatius Parish
851 Knowles St.
Mobile, AL 36608

Re: North side of Spring Hill Avenue, 105'± West of Knowles Street, extending to the West side of Knowles Street
Council District 7
ZON-000972-2019
Mary Edmonds

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

At its meeting on August 1, 2019, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

After discussion, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, 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 \$505.00. 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 Benson, Secretary

By: _____

Margaret Pappas
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Kismet Investments