

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 7, 2012

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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DISTRICT 4

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Mayo Blackmon
2125 Spring Grove Court
Mobile, AL 36695

Re: Case #ZON2012-01137 (Planned Unit Development)

Mayo Blackmon

1446 Navco Road & 2452 McLaughlin Drive

(North side of McLaughlin Drive, 140'± West of Navco Road, extending to the
West side of Navco Road, 140'± North of McLaughlin Drive)

Planned Unit Development Approval to allow multiple buildings on a single
building site, and shared access between three building sites.

Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site, and shared access between three building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) completion of the rezoning process;
- 2) revision of the site plan to indicate full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 3) revision of the site plan to indicate buffering along adjacent residential sites;
- 4) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) compliance with Traffic Engineering comments: *"Revised site plan includes turn-around at end of driveway. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan should include, at a minimum, the construction of a sidewalk along Navco Road matching the adjacent sidewalk on the bridge section. If a fence or buffer is required between the proposed R-3 and R-1 zoning, primarily as it*

relates to Lots 2 and 3, this buffer may create a sight distance problem for the curved section of driveway proposed near the existing dwelling on Lot 3;"

- 6) **compliance with Engineering comments:** *"1. Any and all proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 2. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater detention systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW (Mobile City Code, Chapter 57, Article VIII). 4. This proposed development will require stormwater detention. 5. Label each of the flood zones and show the Minimum Finished Floor Elevation on each lot on the Plat;"*
- 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 61-929 and City Code Chapters 57 and 64;"*
- 8) **compliance with Fire Department comments:** *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 9) **submission of two copies of a revised site plan to Planning indicating compliance with the above conditions; and,**
- 10) **full compliance with all 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

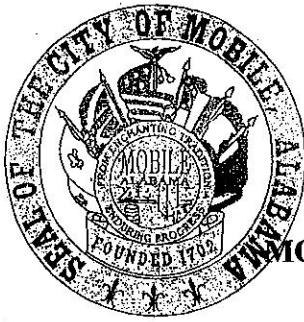
Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Mayo Blackmon and Michael Welch
Byrd Surveying, Inc.



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Mayo Blackmon
2125 Spring Grove Court
Mobile, AL 36695

Re: **Case #ZON2012-01136 (Rezoning)**

Mayo Blackmon

1446 Navco Road

(West side of Navco Road, 140'± North of McLaughlin Drive)

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow multiple dwellings on multiple building sites.

Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow multiple dwellings on multiple building sites.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) **compliance with Traffic Engineering comments:** *"Revised site plan includes turn-around at end of driveway. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan should include, at a minimum, the construction of a sidewalk along Navco Road matching the adjacent sidewalk on the bridge section. If a fence or buffer is required between the proposed R-3 and R-1 zoning, primarily as it relates to Lots 2 and 3, this buffer may create a sight distance problem for the curved section of driveway proposed near the existing dwelling on Lot 3;"*
- 2) **compliance with Engineering comments:** *"1. Any and all proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 2. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater detention systems, paving)*

will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW (Mobile City Code, Chapter 57, Article VIII). 4. This proposed development will require stormwater detention. 5. Label each of the flood zones and show the Minimum Finished Floor Elevation on each lot on the Plat;"

- 3) **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 61-929 and City Code Chapters 57 and 64);"*
- 4) **compliance with Fire Department comments:** *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 5) **development limited to the accompanying PUD, as meeting any required revisions;**
- 6) **full compliance with the landscaping and tree planting requirements of the Zoning Ordinance; and,**
- 7) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$209.50**. 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

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen

*Deputy Director of Planning

cc: Mayo Blackmon and Michael Welch
Byrd Surveying Inc.