



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Rhodes & Brewer Properties
2695 Government Blvd.
Mobile, AL 36606

Re: 2695 Government Boulevard
(Northeast corner of Howell Avenue and Government Boulevard extending to the
West side of Merwina Avenue, 91'± North of Howell Avenue).
Council District 5
SUB-000047-2017 (Subdivision)
Brewer-Rhodes Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Government Boulevard on the Final Plat;**
- 2) retention of the 20' minimum building setback along Merwina Avenue on the Final Plat;**
- 3) retention of the right-of-way widths along Government Boulevard, Merwina Avenue, and Howell Avenue on the Final Plat;**
- 4) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) placement of a note on the Final Plat stating at the time of any new development or redevelopment, a sidewalk along all street frontages of the property will be required or a sidewalk waiver will need to be submitted;**
- 6) placement of a note on the Final Plat stating the site should be limited to the existing curb-cuts with size, location and design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;**

- 7) 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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 prior to the issuance of a Land Disturbance permit. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.
- 8) compliance with the Traffic Engineering comments:(U.S. Highway 90 Service Road is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts with size, location and design to be approved by ALDOT (where applicable) 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)
- 9) 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).
- 10) 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
- 11) completion of the PUD site plan 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 Land Use

Brewer-Rhodes Subdivision

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Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Rhodes & Brewer Properties
2695 Government Blvd.
Mobile, AL 36606

Re: 2695 Government Boulevard
(Northeast corner of Howell Avenue and Government Boulevard extending to the West side of Merwina Avenue, 91'± North of Howell Avenue).
Council District 5
PUD-000048-2017 (Planned Unit Development)
Brewer-Rhodes Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between two building sites.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) revision of the site plan to depict the 20' minimum building setback line along Howell and Merwina Avenues, per the previously recorded plat;
- 2) retention of the 25' minimum building setback line along Government Boulevard;
- 3) retention of the 20' minimum building setback along Merwina Avenue;
- 4) retention of the right-of-way widths along Government Boulevard, Merwina Avenue, and Howell Avenue;
- 5) revision of the site plan retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table providing the same information;
- 6) placement of a note on the site plan stating any future redevelopment, expansion, or new building construction will require a tree and landscaping compliance, at minimum frontage trees;
- 7) placement of a note on the site plan stating at the time of any new development or redevelopment, a sidewalk along all street frontages of the property will be required or a sidewalk waiver will need to be submitted;
- 8) placement of a note on the site plan stating the site should be limited to the existing curbs with size, location and design to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;

Brewer-Rhodes Subdivision PUD

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- 9) compliance with the Engineering comments:(Planned Unit Development 1. Due to the proposed subdivision, the existing structures will need to be assigned a 911 address. Please contact the City 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, paving, and all above ground structures, 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. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.
- 10) compliance with the Traffic Engineering comments:(U.S. Highway 90 Service Road is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts with size, location and design to be approved by ALDOT (where applicable) 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)
- 11) 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).
- 12) 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
- 13) provision of two revised PUD copies of the site plan for the Planning and Zoning Department; and
- 14) compliance with all other municipal codes and ordinances.

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

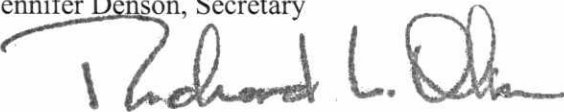
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.