



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Zahid I. Awan
7402 Stone Hedge Drive South
Mobile, AL 36695

Re: 414 & 430 Schillinger Road North
(East side of Schillinger Road North, 520'± North of 7th Avenue).
Council District 7
SUB2016-00080 (Subdivision)
Liberty Motors Subdivision
1 Lot / 3.7± Acres

Dear Applicant(s):

At its meeting on September 15, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 120' right-of-way width along Schillinger Road North;
- 2) Retention of the 25' minimum building setback line;
- 3) Retention of the 10' Mobile Water and Sewer easement depicted to the East of the property;
- 4) Retention of the 5' Mobile Water and Sewer easement depicted to the North of the property;
- 5) Placement of a note on the Final Plat stating that the lot is limited to the existing curb cut to Schillinger Road North, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Retention of the lot size information in square feet and in acres;
- 7) Compliance with Engineering comments: **(FINAL PLAT COMMENTS)** (should be addressed prior to submitting the FINAL PLAT for acceptance and 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,

Liberty Motors Subdivision
September 20, 2016

- and Traffic Engineering signatures. C. 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. D. 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. E. Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.);
- 8) Compliance with Traffic Engineering comments (Site is limited to one curb cut with 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. As illustrated, handicap parking area should be revised to meet van accessible requirements (16' space plus aisle), and maintaining the aisle width the full width of the space (ramp cannot be contained within the accessible aisle).);
- 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));
- 10) Compliance with Fire Department comments and placement of a note (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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);
- 11) Submittal of a revised photometric plan at the time of permitting; and
- 12) Submittal of two (2) revised PUD site plans to Planning and Zoning.

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 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

cc: Haidt Land Surveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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September 20, 2016

Zahid I. Awan
7402 Stone Hedge Drive South
Mobile, AL 36695

Re: 414 & 430 Schillinger Road North
(East side of Schillinger Road North, 520'± North of 7th Avenue).
Council District 7
ZON2016-01498 (Planned Unit Development)
Liberty Motors Subdivision

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

At its meeting on September 15, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) Revision of the "Tree Credit Details" section on the site plan to indicate the required number of trees needed for the parking area;
- 2) Retention of the note stating that the method of garbage collection will be provided by curbside, private garbage collection service;
- 3) Revision of the site plan to provide more clarity within the 25' minimum setback area so that the heritage trees and notes are legible;
- 4) Removal of the "10' Front Setback Line";
- 5) Retention of the 25' minimum building setback line;
- 6) Revision of the site plan to depict all proposed frontage trees as overstory trees;
- 7) Revision of the site plan to illustrate curbing or bumper stops for each parking space abutting landscaped areas and buildings;
- 8) Compliance with Engineering comments: (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

Liberty Motors Subdivision PUD
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- 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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 9) Compliance with Traffic Engineering comments (Site is limited to one curb cut with 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. As illustrated, handicap parking area should be revised to meet van accessible requirements (16' space plus aisle), and maintaining the aisle width the full width of the space (ramp cannot be contained within the accessible aisle).);
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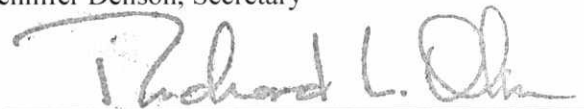
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Anil Badve, P.E.
Haidt Land Surveying