



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

EAA, LLC
P. O. Box 91818
Mobile, AL 36691

Re: 2480 Government Boulevard
(North side of Government Boulevard, 520'± West of Pinehill Drive).
Council District 5
SUB2015-00064
Aaiden Place Subdivision
Number of Lots / Acres: 1 Lot / 0.7± Acre

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback line to provide 150' from the centerline of Government Boulevard;
- 3) retention of the note on the plat stating that the lot should be limited to the existing curb cuts to Government Boulevard with changes in the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with Engineering comments: *(The following 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. Label the major north-south street name – Pinehill Dr. -in the vicinity map. C. Provide labels showing the existing parcels 1, 2, and 3. Probate records indicate that two (2) of the parcels are listed as Parcel A and Parcel B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Probate records indicate that there is a curve along Government Blvd. Show and provide the curve data for the proposed subdivision D. Show and label each*

Aaiden Place Subdivision

August 10, 2015

- and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) **full compliance with Traffic Engineering comments** (*Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The provided site plan does not adequately show the site's existing access and parking. Aerial photography of the site includes walkways from the building to the asphalt parking area, but the walkways are not indicated on the plans. Eight of the parking spaces shown are on grass, which is not permitted. It appears that all of the paved parked encroaches in the right-of-way, if not completely in the right-of-way.);*
- 6) **full 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).; and*
- 7) **compliance with Fire comments:** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.*

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.

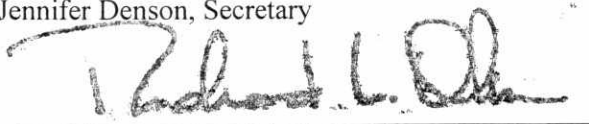
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

EAA, LLC
P. O. Box 91818
Mobile, AL 36691

Re: 2480 Government Boulevard
(North side of Government Boulevard, 520'± West of Pinehill Drive).
Council District 5
ZON2015-01301
EAA LLC / Eryka Rogers
Rezoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to
accommodate a future business.

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

At its meeting on August 6, 2015, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-2, Neighborhood Business District, to accommodate a future business.

After discussion, the Planning Commission denied the request for the following reasons:

- 1) the subject site does not meet the size criteria for a new zoning district as stated in Section 64-9.A.2.b. of the Zoning Ordinance; and
- 2) the applicant failed to adequately justify the need for rezoning per Section 64-9. of the Zoning Ordinance.

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

Cc: Byrd Surveying Inc.