



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Robert Myers
3511 Irene Street
Mobile, AL 36608

Re: 3945 & 3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road).
Council District 4
SUB2016-00048 (Subdivision)
Azalea Oak Center Subdivision
2 Lots / 5.9 Acres

Dear Applicant(s):

At its meeting on July 7, 2016, 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) **Revision of the labeling of the lot size in square feet and acres on the Final Plat or the site plan to reflect the same number of total square footage for Lot 1;**
- 2) **Retention of 25' minimum building setback line on the Final Plat;**
- 3) **Retention of the right-of-way widths for all streets;**
- 4) **Retention of the dedication of right-of-way along Azalea Road sufficient to provide a 70-foot wide right-of-way;**
- 5) **Placement of a note on the Final Plat stating Lot 1 is limited to no more than two curb cuts to the Service Road, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are limited to one shared curb cut on Azalea Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **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. Review and revise the written legal description and/or labels for the**

- northeastern property line. Check the distances on each side of the POB. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.”;
- 7) Compliance with Traffic Engineering comments: “Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Lot 1 is limited to no more than two curb cuts to the Service Road, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are limited to one shared curb cut on Azalea Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;
 - 8) 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).”;
 - 9) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”;
 - 10) Submission of a revised PUD site plan prior to the signing of the Final Plat; and
 - 11) Completion of the Subdivision process prior to any request for land disturbance or building-related permits.

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.

Azalea Oaks Center Subdivision

July 12, 2016

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:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Omar, Inc.
Clark, Geer & Latham & Associates, Inc.
Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Robert Myers
3511 Irene Street
Mobile, AL 36608

Re: 3945 & 3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road).
Council District 4
ZON2016-01030 (Planned Unit Development)
Azalea Oak Center Subdivision

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

At its meeting on July 7, 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 request, subject to the following conditions:

- 1) Revision of the labeling of the lot size in square feet and acres on the Final Plat or the site plan to reflect the same number of total square footage for Lot 1;
- 2) Retention of the dedication of right-of-way along Azalea Road sufficient to provide a 70-foot wide right-of-way;
- 3) Retention 25' minimum setback line;
- 4) Retention of the site plan to illustrate curbing and/or bumper stops for all proposed parking spaces;
- 5) Retention of the site plan to depict full compliance with the drive-thru requirements of Section 64-4.F. of the Zoning Ordinance;
- 6) Retention of the approved tree and landscaping requirements;
- 7) Retention of the sidewalk and dumpsters on the site plan, along with a note stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 8) Placement of a note on the site plan stating a sidewalk will be required at the time of development for Lot 2;
- 9) Placement of a note on the site plan stating that the carwash will fully comply with the requirements of the Zoning Ordinance;

- 10) Placement of a note on the site plan stating that development of the proposed Lot 2 will require a new PUD application to the Planning Commission, at the time of development;
- 11) Compliance with Traffic Engineering Comments and placement of a note on the site plan stating: "Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Lot 1 is limited to two curb cuts to the Service Road, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are limited to one shared curb cut on Azalea Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance".;
- 12) Compliance with Engineering Comments: "Due to the proposed subdivision, the existing structure may need to be assigned a different 911 address. Please contact the 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. 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.;
- 13) 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).";
- 14) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).";
- 15) Completion of the Subdivision process prior to any request for land disturbance or building-related permits;
- 16) Submission of a photometric site plan at the time of permitting, in compliance with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;

Azalea Oak Center Subdivision PUD
July 12, 2016


- 17) Submission of a revised PUD site plan prior to the signing of the Final Plat; and**
- 18) 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: 
Richard Olsen
Deputy Director of Planning

cc: Omar, Inc.
Clark, Geer, Latham & Associates, Inc.