



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

CDW LLC
P. O. Box 8506
Mobile, AL 36689

Re: 2648, 2650 and 2652 Government Boulevard
(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).
Council District 5
SUB2015-00059 (Subdivision)
CDW Shannon Heights Resubdivision
4 Lots / 3.2± Acres

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 waived Sections V.B.2. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the minimum building setback line to provide 150' from the centerline of Government Boulevard;
- 2) illustration of the 25' minimum building setback line along Kreitner Street and Merwina Avenue;
- 3) illustration of the minimum building setback line to provide 75' from the centerline of Crosstown Loop 4 New Connection;
- 4) retention of lot sizes in square feet and acres;
- 5) placement of a note on the Final Plat stating the site is limited to the two existing curb-cuts to Government Boulevard and one curb cut to Kreitner Street with size, location and design to be approved by ALDOT (as appropriate) and Traffic Engineering and conform to AASHTO standards;
- 6) 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #81) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G. Show and label all flood zones. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Provide and label the monument set or found at each subdivision corner.

- 7) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) 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 (where applicable) 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 existing site plan does not clearly show defined driveways on either road frontage. Lot 3 includes a loading dock, with no defined access to it for a large truck, without driving over the roadway curb on Kreitner Street. Asphalt and or gravel surfaces appear to extend to the back of curb on each street, and there are limited vertical obstructions to prohibit parking in the right-of-way, or "full access" along the each frontage. The parking in the front of the buildings on the Service Road requires maneuvering in the right-of-way. The access aisle between Lot 1 and Lot 2, at a minimum, should be designated as one-way. There are no limits to the asphalt surface shown near the west of Lot 3 to clearly define if there is access to the proposed parking on Lot 4. Two of the*

CDW Shannon Heights Resubdivision
August 10, 2015

dumpsters appear to be off of the asphalt surface, and should be relocated onto the asphalt for improved service from the garbage company.);

- 9) compliance with Fire 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).); and*
- 10) provision of two (2) revised PUD site plans to the Permitting Division 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 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: Joseph T. Regan, Jr. P.L.S.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

CDW LLC
P. O. Box 8506
Mobile, AL 36689

Re: 2648, 2650 and 2652 Government Boulevard
(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).
Council District 5
ZON2015-01276 (Planned Unit Development)
CDW Shannon Heights Resubdivision
Planned Unit Development Approval to allow shared access and parking between multiple lots.

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

At its meeting on August 6, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between multiple lots.

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

- 1) **illustration of the minimum building setback line to provide 125' from the centerline of Government Boulevard;**
- 2) **illustration of the 25' minimum building setback line along Kreitner Street and Merwina Avenue;**
- 3) **illustration of the minimum building setback line to provide 75' from the centerline of Crosstown Loop 4 New Connection;**
- 4) **revision of the site plan to provide landscape area calculations;**
- 5) **revision of the site plan to show compliant asphalt or concrete paving for all parking and maneuvering areas;**
- 6) **revision of the site plan to provide additional paved parking;**
- 7) **full compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each Lot. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: A. 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). B. 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. C. 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. D. 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. E. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 8) *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 (where applicable) 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 existing site plan does not clearly show defined driveways on either road frontage. Lot 3 includes a loading dock, with no defined access to it for a large truck, without driving over the roadway curb on Kreitner Street. Asphalt and or gravel surfaces appear to extend to the back of curb on each street, and there are limited vertical obstructions to prohibit parking in the right-of-way, or "full access" along the each frontage. The parking in the front of the buildings on the Service Road requires maneuvering in the right-of-way. The access aisle between Lot 1 and Lot 2, at a minimum, should be designated as one-way. There are no limits to the asphalt surface shown near the west of Lot 3 to clearly define if there is access to the proposed parking on Lot 4. Two of the dumpsters appear to be off of the asphalt surface, and should be relocated onto the asphalt for improved service from the garbage company.);*
- 9) *compliance with Fire 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).); and*
- 10) *provision of two (2) revised PUD site plans to the Permitting Division prior to the signing of the Final Plat.*

CDW Shannon Heights Resubdivision PUD
August 10, 2015

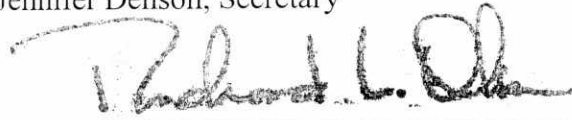
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: Joseph T. Regan, Jr. P.L.S.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

CDW, LLC
P. O. Box 8506
Mobile, AL 36689

Re: 2648, 2650 and 2652 Government Boulevard
(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).
Council District 5
ZON2015-01275 (Rezoning)
CDW LLC, Calvin Weaver
Rezoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-3, Community Business District, to accommodate existing businesses and eliminate split zoning.

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

At its meeting on June 18, 2015, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, and R-1, Single-Family Residential District, to B-3, Community Business District, to accommodate existing businesses and eliminate split zoning.

After discussion, the Planning Commission approved the rezoning of the property to B-2, Neighborhood Business District, subject to the following conditions:

- 1) **site limited to an approved Planned Unit Development;**
- 2) **completion of the Subdivision process; and**
- 3) **compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$376.15. 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.

CDW LLC, Calvin Weaver REZ
August 14, 2015


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: _____

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Richard Olsen
Deputy Director of Planning

cc: Joseph T. Regan, Jr. P.L.S.