

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Mobile Housing Board
P.O. Box 1345
Mobile, Alabama 36622

Re: Case #SUB2009-00050 (Subdivision)

Josephine Allen Subdivision

Area bounded by Dr. Thomas Avenue North, Herman Drive, extending to the South side of Chin Street.

3 Lots / 43.8± Acres

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

At its meeting on June 4, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **revision to depict compliance with Engineering comments (*Show Minimum FFE on plans and plat. For Lot #1, all buildings will be subject to A Zone restrictions and requirements unless this subdivision application is revised to subdivide out the portion of Lot #1 that is located in the A Zone. No fill is allowed within a special flood hazard area without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Dedication of 5 feet of additional ROW will be required on the portion of Dr. Thomas Avenue N. that has a 40 foot ROW. A minimum of a 25 foot radius to be dedicated to the City of Mobile is required at the SE corner of Lot #1 and the SW corner of Lot #2. A drainage easement will be required for any storm drainage system receiving drainage from a public street. The size and location of any required easements is subject to the approval of the City Engineer.*)**;
- 2) **placement of Urban Forestry comments as a note on the plat, and compliance thereof (*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). Preservation status is to be given to the 50" Live Oak Tree, 35" Live Oak Tree, 40" Live Oak Tree, and the 36" Live Oak Tree located on Lot 1. Any work on or under theses trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*)**;

- 3) placement of a note on the final plat stating that curb-cuts for Lots 1, 2 and 3 are limited to an approved Planned Unit Development, with the size, design and location of any new curb-cuts to be approved by Traffic Engineering and to conform to AASHTO standards;
- 4) removal of the "future development" label on Lot 3;
- 5) submittal of a revised PUD site plan;
- 6) development of the site to be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) development to comply with all applicable federal, state and local regulations relating to floodplain development; and
- 8) completion of the Subdivision process prior to any request for land disturbance or building 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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Speaks and Associates Consulting Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Mobile Housing Board
P.O. Box 1345
Mobile, Alabama 36622

Re: Case #ZON2009-01025 (Planned Unit Development)
Josephine Allen Subdivision
Northwest corner of Dr. Thomas Avenue North and Bishop Avenue.
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on June 4, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision to depict compliance with Engineering comments (*Show Minimum FFE on plans and plat. For Lot #1, all buildings will be subject to A Zone restrictions and requirements unless this subdivision application is revised to subdivide out the portion of Lot #1 that is located in the A Zone. No fill is allowed within a special flood hazard area without providing compensation. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Dedication of 5 feet of additional ROW will be required on the portion of Dr. Thomas Avenue N. that has a 40 foot ROW. A minimum of a 25 foot radius to be dedicated to the City of Mobile is required at the SE corner of Lot #1 and the SW corner of Lot #2. A drainage easement will be required for any storm drainage system receiving drainage from a public street. The size and location of any required easements is subject to the approval of the City Engineer.*);**

- 2) placement of Urban Forestry comments as a note on the site plan, and compliance thereof, with revisions to the site plan if necessary (*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). Preservation status is to be given to the 50" Live Oak Tree, 35" Live Oak Tree, 40" Live Oak Tree, and the 36" Live Oak Tree located on Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 3) compliance with Fire Department comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Specific compliance with Section 508.5.1 – Fire Hydrants, and Appendices C and D – Fire Hydrant Spacing and Access.*);
- 4) site plans depicting full compliance with the tree and landscaping requirements of the Zoning Ordinance for proposed Lots 1 and 2, including calculations for landscape areas and required PUD common open space for development on Lot 1, to be submitted with any application for land disturbance or building permits for each respective lot;
- 5) revision of the site plan to relocate the proposed screened dumpster so that it is serviced from within the parking area of the cultural arts center proposed on Lot 2;
- 6) removal of the “future development” label on Lot 3;
- 7) submission of a revised PUD site plan prior to any request for land disturbance or building permits, and prior to the signing of the final plat;
- 8) development of the site to be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) development to comply with all applicable federal, state and local regulations relating to floodplain development; and
- 10) 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.