



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Goodwyn, Mills & Cawood
316 Magnolia Avenue
Fairhope, AL 36532

Re: 3725 Airport Boulevard
(South side of Airport Boulevard, 260'+ West of Montlimar Drive).
Council District 5
SUB2015-00125 (Subdivision)
Mobile Festival Centre Subdivision, Resubdivision of Lot 9
3 Lots / 51.4± Acres

Dear Applicant(s):

At its meeting on January 7, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) **Placement of a note on the final plat stating that Lot 9C is limited to two curb-cuts to Downtowner Boulevard and denied access to Downtowner Loop North (existing curb-cut to be removed), and that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;**
- 2) **Depiction and labeling of all existing or proposed drainage, utility and access easements on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that cross access between Lot 9C and any abutting lots is prohibited;**
- 4) **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. Show and label each and every Right-Of-Way and easement. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)

- 5) *Compliance with Traffic Engineering comments (PUD site plan is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed lot 9C (excluded from the PUD) is denied access to Downtowner Loop North, and limited to no more than two curb cuts to Downtowner Boulevard, 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.);*
- 6) *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).);*
- 7) *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));*
- 8) *Submission of a revised Planned Unit Development site plan; and*
- 9) *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 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.


Mobile Festival Centre Subdivision, Resubdivision of Lot 9
January 11, 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: 

Richard Olsen

Deputy Director of Planning

cc: Mobile Festival Centre Acquisition, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Goodwyn, Mills & Cawood, Inc.
316 Magnolia Avenue
Fairhope, AL 36532

Re: 3725 Airport Boulevard
(South side of Airport Boulevard, 260'+ West of Montlimar Drive).
Council District 5
ZON2015-02557 (Planned Unit Development)
Mobile Festival Centre Subdivision, Resubdivision of Lot 9

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

At its meeting on January 7, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, shared access, parking and drives.

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

- 1) Placement of a note on the site plan stating that Lots 9A and 9B, part of a Planned Unit Development, are limited to the existing curb-cuts of the Planned Unit Development (as revised), with any changes to curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) Depiction and labeling of all existing or proposed drainage, utility and access easements on the site plan;
- 3) Any new building or parking lot construction on proposed Lot 9B, or elsewhere within the PUD, should include documentation of the overall PUD's compliance with Zoning Ordinance requirements, and if deficient, include sufficient new tree planting and landscape area to comply;
- 4) Any redevelopment of Lot 9B should also include the blocking of vehicular cross access to the abutting Lot 9C;
- 5) 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,*

**Mobile Festival Centre Subdivision, Resubdivision of Lot 9 PUD
January 11, 2016**

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.)


- 6) **Compliance with Traffic Engineering comments (PUD site plan is limited to its existing curb cuts, 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.);**
- 7) **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).);**
- 8) **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));**
- 9) **Submission of a revised PUD site plan prior to the signing of the Final Plat; and**
- 10) **Completion of the Subdivision process prior to any request for land disturbance or building permits.**

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: Mobile Festival Centre Acquisition, LLC