



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 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 (Subdivision)**  
**Aaiden Place Subdivision**  
1 Lot / 0.7± Acre

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

At its meeting on June 18, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the request over until the August 6, 2015 meeting, with revisions due by July 6, 2015 to address the following:

- 1) provision of the scale of the plat;
- 2) provision of a North arrow;
- 3) provision of signature boxes for the property owner and various city departments;
- 4) illustration of the minimum building setback line along Government Boulevard to provide 150' from the centerline;
- 5) provision of the lot size in square feet and acres;
- 6) revision of the plat to illustrate the right-of-way for Government Boulevard;
- 7) placement of a 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;
- 8) 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 - #80) the Lot 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. Label the major street names in the vicinity map. G. 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. H. Provide labels showing the existing parcels 1, 2, and 3. Probate records indicate that the 2 westernmost parcels are listed as Parcel A and Parcel B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. I. Show and label each and every Right-Of-Way and easement. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's Certificate and Signature. M. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 9) *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.);*
- 10) *full compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and*

**Aaiden Place Subdivision**  
**June 23, 2015**

*protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).; and*

- 11) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

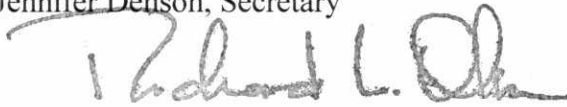
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

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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 (Rezoning)**  
**EAA LLC / Eryka Rogers**

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-1, Buffer Business District, to B-2, Neighborhood Business District, to accommodate a future business.

After discussion, the request was heldover until the August 6, 2015 meeting, with revisions due by July 6, 2015 to address the following:

- 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