



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 19, 2018

Westwood Plaza, LLC
P. O. Box 16167
Mobile, AL 36616

Re: 7765 Airport Boulevard

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Avenue).

Council District 6

SUB-000359-2017 (Subdivision)

Westwood Plaza Subdivision, Burton Addition to, Resubdivision of Lot B-R, Resubdivision of B and E

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

At its meeting on January 18, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) correction of the Subdivision name to be for existing Lot B-R only;
- 2) retention of the 25' to 35' minimum building setback line along all street frontages;
- 3) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. D. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. E. Provide a copy of the FINAL*

Westwood Plaza Subdivision, Burton Addition to, Resubdivision of Lot B-R, Resubdivision of B and E

January 19, 2018

SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];

- 5) compliance with the Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, 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 the 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)];*
- 7) compliance with the 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).];*
- 8) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing 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 Planning and Zoning Department 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 Planning and Zoning Department 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

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Surveying & Engineering, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 19, 2018

Westwood Plaza, LLC
P. O. Box 16167
Mobile, AL 36616

Re: 7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Avenue).
Council District 6
PUD-000360-2017 (Planned Unit Development)
Westwood Plaza Subdivision, Burton Addition to, Resubdivision of Lot B-R, Resubdivision of B and E

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

At its meeting on January 18, 2018, the Planning Commission considered Planned Unit Development Approval to amend a previous approved Planned Unit Development to allow shared access and parking between multiple building sites.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) correction of the PUD name to be for existing Lot B-R only;
- 2) correction of the legal description to be that of the current Westwood Plaza Subdivision, Resubdivision of Lots B and E, Burton Addition to, as per the 2016 approval;
- 3) revision of the site plan to indicate the existing required public sidewalk along Thomas Road;
- 4) retention of the 25' to 35' minimum building setback line along all street frontages;
- 5) revision of the site plan to also label proposed Lot G with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information for both Lots G and F;
- 6) compliance with the 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, utilities, grading, storm water detention systems and paving 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 6. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 7) compliance with the Traffic Engineering comments: (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, 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.);*
 - 8) compliance with the 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 the 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).]; and*
 - 10) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.*

Westwood Plaza Subdivision, Burton Addition to, Resubdivision of Lot B-R, Resubdivision of B and E PUD
January 19, 2018

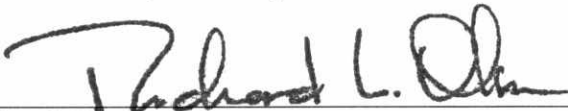
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 & Zoning

cc: Burton Property Group