



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

Minh Thi Nguyen
476 Azalea Road
Mobile, AL 36609

Re: 472 & 476 Azalea Road
(West side of Azalea Road, 420'± North of Gaylark Road North).
Council District 5
SUB2015-00155 (Subdivision)
Asian Square 3 Subdivision
2 Lots / 0.6± Acre

Dear Applicant(s):

At its meeting on January 21, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) depiction of lot sizes in square feet and acres or the provision of a table on the site plan and Final Plat depicting the same information;
- 2) retention of the 25' minimum building setback line;
- 3) retention of the right-of-way widths on the Final Plat;
- 4) placement of a note on the Final Plat stating both proposed Lots 1 and 2 are limited to one (1) shared curb-cut, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Traffic Engineering Comments: *"Lots 1 and 2 are limited to one shared curb cut, with size, location and design to be approved by 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."*;
- 6) 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,*

Asian Square 3 Subdivision
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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. Clarify the Azalea Road ROW width. Provide deed reference(s). C. Provide and label the monument set or found at each subdivision corner. Nothing is shown along the three (3) rear property corners. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Note #1 and #14 appear to be the same note. Clarify and show the required building setback line. F. Label the parcel referred to in the point of commencement description 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.”;


- 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 2015-116 and City Code Chapters 57 and 64.;*
- 8) compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”;* and
- 9) provision of a revised PUD site plan 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
Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Don Williams



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MOBILE CITY PLANNING COMMISSION

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Minh Thi Nguyen
476 Azalea Road
Mobile, AL 36609

Re: 472 & 476 Azalea Road
(West side of Azalea Road, 420'± North of Gaylark Road North).
Council District 5
ZON2015-02821 (Planned Unit Development)
Asian Square 3 Subdivision

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

At its meeting on January 21, 2016, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) retention of a sidewalk along Azalea Road;
- 2) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;
- 3) retention of the 25' minimum building setback line;
- 4) retention of the onsite traffic circulation on the site plan;
- 5) retention of the placement of a note on the site plan stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 6) placement of a note on the site plan stating: *(any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance.);*
- 7) compliance with Traffic Engineering Comments: *"Lots 1 and 2 are limited to one shared curb cut, with size, location and design to be approved by 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."*;
- 8) 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***

Asian Square 3 Subdivision PUD
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- 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, 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.”;*
- 9) 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 2015-116 and City Code Chapters 57 and 64).”;*
- 10) compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”;*
- 11) submission of a revised, approved PUD site plan prior to the signing of the Final Plat;
- 12) development limited to retail, office, and food uses with a parking ratio of 1 parking space per 300 square feet, or new applications will be required; and
- 13) 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

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Don Williams