



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 25, 2017

Kimberly Knowles
16 S. Lafayette Street
Mobile, AL 36604

Re: Southeast corner of Airport Boulevard and Thrift Street
Council District 5
PUD-000030-2017 (Planned Unit Development)
Kimberly Knowles
Planned Unit Development Approval to allow shared access between multiple lots.

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

At its meeting on April 20, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access between multiple lots.

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

- 1) placement of a note on the site plan stating that Lots 1 – 4 are denied direct access to Airport Boulevard, and lot 7 is denied direct access to Thrift Street; all lots are to have access to the easement for ingress and egress only;
- 2) revision of the site plan to illustrate a 25' minimum building setback line along Airport Boulevard for all four lots;
- 3) revision of the site plan to illustrate an 11'-1" minimum building setback line along Thrift Street for Lot 1;
- 4) revision of the site plan to illustrate a 6'-10" side yard setback for Lot 1 along its East side;
- 5) placement of a note on the site plan stating that Lot 2, 3 and 4 must maintain a combined side yard total of 16'-8", with a minimum side yard setback of 7'-2" on one side;
- 6) placement of a note on the site plan stating that all lots are limited to a 35% maximum site coverage by all structures;
- 7) placement of a note on the site plan stating that no structure may be placed or constructed within the common driveway easement;
- 8) revision of the site plan to label the Thrift Street right-of-way width;
- 9) revision of the site plan to illustrate a public sidewalk within any areas where the Sidewalk Waiver might be denied;
- 10) developer to construct all sidewalk(s) in conjunction with the permitting and construction of the first house;

Kimberly Knowles PUD
April 25, 2017

- 11) 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. 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. 3. 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.). 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.];*
- 12) compliance with Traffic Engineering comments: *(With the proposed PUD, Lots 1-4 are denied access to Airport Boulevard and limited to access via the ingress/egress easement located to the south of the property.);*
- 13) 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)];*
- 14) compliance with the 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)];*
- 15) full compliance with all municipal codes and ordinances; and
- 16) submission to and approval by Planning and Zoning of a revised site plan prior to the submission for any development permits.

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

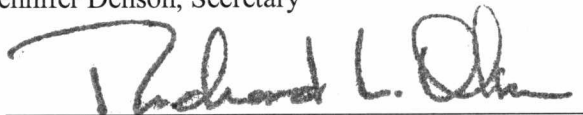
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning & Zoning

cc: Beverly G. Merifield
David Kahalley
Byrd Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 25, 2017

Kimberly Knowles
16 S. Lafayette Street
Mobile, AL 36604

Re: Southeast corner of Airport Boulevard and Thrift Street
Council District 5
SUB-SW-000031-2017 (Sidewalk Waiver)
Kimberly Knowles

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

At its meeting on April 20, 2017, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the Planning Commission denied the application for waiver of a sidewalk along Airport Boulevard and Thrift Street.

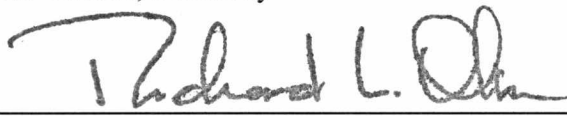
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