



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Jai Skaar
27751 Oakachoy Loop
Daphne, AL 36526

Re: 1416 Azalea Road
(West side of Azalea Road, 315'± North of Halls Mill Road).
Council District 4
SUB2016-00015 (Subdivision)
Sunset Ranch Subdivision
1 Lot / 2.2± Acres

Dear Applicant(s):

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the final plat stating that the lot is limited to its existing single curb-cut, with any changes to the size, design and location to be approved by Traffic Engineering, and to conform to AASHTO standards;
- 2) depiction of the 25-foot minimum building setback line, as required by Section V.D.9. of the Subdivision Regulations;
- 3) the labeling of the lot with its size in square feet;
- 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. Provide a Location/Vicinity Map and the existing parcels/tracts designations. C. Correct the Subdivision Name to include "resubdivision of LOT 1..." as appropriate since the Lot has been subdivided. D. Show and label all flood zones. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. MFFE is 17.0. F. Show and label each and every Right-Of-Way and easement. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. The area along the west and south

Sunset Ranch Subdivision
March 22, 2016

property lines are receiving public drainage and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submittal of the plat for signature. K. 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. L. 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. M. 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. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) compliance with Traffic Engineering comments (Site is limited to its existing curb cut, with any changes in 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) Provision of a revised PUD site plan prior to the signing of the final plat; and
- 9) Completion of the Subdivision process prior to any request for final inspections of the site for any associated 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.

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: Justin Palmer, PLS



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Jai Skaar
27751 Oakachoy Loop
Daphne, AL 36526

Re: 1416 Azalea Road
(West side of Azalea Road, 315'± North of Halls Mill Road).
Council District 4
ZON2016-00372 (Planned Unit Development)
Sunset Ranch Subdivision

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

At its meeting on March 17, 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.

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

- 1) placement of a note on the site plan stating that the lot is limited to its existing single curb-cut, with any changes to the size, design and location to be approved by Traffic Engineering, and to conform to AASHTO standards;
- 2) depiction of the 25-foot minimum building setback line;
- 3) the labeling of the lot with its size in square feet;
- 4) 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, 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***

Sunset Ranch Subdivision PUD
March 22, 2016

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.);*

- 5) *full compliance with all Building, Mechanical, Plumbing, Electrical and Fire Code requirements regarding the multi-family dwelling units, including the obtaining of all necessary permits to make required improvements;*
- 6) *compliance with Traffic Engineering comments (Site is limited to its existing curb cut, with any changes in 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) *provision of a revised PUD site plan prior to the signing of the final plat; and*
- 10) *full compliance with all other municipal codes and ordinances.*

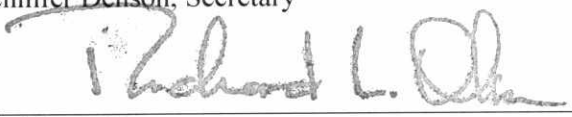
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Justin Palmer, PLS



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LETTER OF DECISION

March 22, 2016

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Re: 1416 Azalea Road
(West side of Azalea Road, 315'± North of Halls Mill Road).
Council District 4
ZON2016-00370 (Rezoning)
Jai Skaar

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

At its meeting on March 17, 2016, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-3, Community Business District, to allow an existing multi-family development.

After discussion, it was decided to deny this change in zoning to the City Council for the following reasons:


- 1) **The applicant has not shown that changing conditions in a particular area make a change in the Ordinance necessary and desirable; and**
- 2) **The applicant has not shown that there is a need to increase the number of sites available to business or industry.**

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: Justin Palmer, PLS