



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

Mullinax Ford of Mobile, LLC  
ATTN: Gerald R. Mullinax  
1551 E. Semoran Blvd.  
Apopka, FL 32703

**Re: 7261 & 7311 Airport Boulevard**  
(Southeast corner of Airport Boulevard and Portside Boulevard extending to the Southwest corner of Airport Boulevard and Lakeview Drive).  
Council District 6  
**SUB2016-00082 (Subdivision)**  
**Mullinax Ford Subdivision**  
1 Lot / 11.0± Acres

Dear Applicant(s):

At its meeting on August 18, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of lot size in square feet and acres to reflect dedication on the Final Plat;**
- 2) revision of the plat to depict 25' from centerline dedication along Lakeview Drive;**
- 3) revision of the plat to depict the 25' minimum building setback line to reflect dedication as needed;**
- 4) revision of the plat to reflect a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the intersection of Lakeview Drive and Airport Boulevard;**
- 5) placement of a note on the Final Plat stating no structures shall be placed in any easements;**
- 6) retention of the right-of-way widths on the Final Plat;**

- 7) placement of a note on the Final Plat stating the site should be limited to the proposed 1 curb-cut to Airport Boulevard and the proposed 1 curb-cut to Lakeview Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) compliance with Engineering comments: *“Subdivision: FINAL PLAT 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. Show and label the POB. C. Dedicate the corner radius (25’ minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1. D. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. H. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”*;
- 9) compliance with Traffic Engineering comments: *“Site should be limited to no more than two curb cuts to Airport Boulevard, and one curb cut to Lakeview Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be removed from the right-of-way in conjunction with land disturbance permits for new building construction. 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.”*
- 10) 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).”*;
- 11) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”*; and
- 12) provision of a revised PUD site plan prior to the signing of the Final Plat.

**Mullinax Ford Subdivision**  
**August 23, 2016**

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](mailto: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: McCrory & Williams, Inc.



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ATTN: Gerald R. Mullinax  
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**Re: 7261 & 7311 Airport Boulevard**  
(Southeast corner of Airport Boulevard and Portside Boulevard extending to the  
Southwest corner of Airport Boulevard and Lakeview Drive).  
Council District 6  
**ZON2016-01504 (Planned Unit Development)**  
**Mullinax Ford Subdivision**

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

At its meeting on August 18, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking.

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

- 1) revision of lot size in square feet and acres to reflect dedication on the site plan;
- 2) revision of the site plan to reflect dedication to provide 25' from centerline along Lakeview Drive;
- 3) revision of the site plan to depict the 25' minimum building setback line to reflect dedication as needed;
- 4) revision of the site plan to reflect a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the intersection of Lakeview Drive and Airport Boulevard;
- 5) placement of a note on the site plan stating no structures shall be placed in any easements;
- 6) retention of the right-of-way widths on the site plan;
- 7) placement of a note on the site plan stating the site should be limited to the proposed 1 curb-cut to Airport Boulevard and the proposed 1 curb-cut to Lakeview Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;

**Mullinax Ford Subdivision PUD**  
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- 8) revision of the site plan to depict a sidewalk along all street frontages or the submission of a sidewalk waiver;
- 9) revision of the site plan to depict the existing total landscaping and total frontage landscaping calculations as well as the proposed total landscaping and total frontage landscaping calculations;
- 10) retention of all existing notes on the site plan;
- 11) a photometric plan in compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance will be required at the time of submittal for building permits;
- 12) submission of a sign variance application to the Board of Zoning Adjustment to allow for the "Lincoln" pylon sign;
- 13) compliance with Traffic Engineering comments: "Site should be limited to no more than two curb cuts to Airport Boulevard, and one curb cut to Lakeview Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be removed from the right-of-way in conjunction with land disturbance permits for new building construction. 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."
- 14) 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).";
- 15) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).";
- 16) submission of revised PUD site plans prior to the signing of the Final Plat; and
- 17) full compliance with all other municipal codes and ordinances.

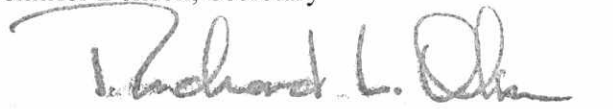
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning & Zoning

cc: McCrory & Williams, Inc.