



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Pan American Engineers, LLC  
1717 Jackson Street  
Alexandria, LA 71301

**Re: Northeast corner of Airport Boulevard and North University Boulevard**  
Council District 5  
**SUB-000044-2017 (Subdivision)**  
**Sunset Point Subdivision**

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

At its meeting on May 4, 2017, 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) revision of the Subdivision name so there are not redundant subdivision names;
- 2) retention of the lot size in square feet and acres;
- 3) revision of the Final Plat to either illustrate that a minimum of 50' to the centerline of Airport Boulevard and South University Boulevard exists, or dedication to provide such;
- 4) revision of the 25' minimum building setback line along both frontages to reflect future right-of-way and match that of the PUD site plan;
- 5) revision of the proposed ingress/egress easements on the Final Plat so that no structures will be located in the easements;
- 6) placement of a note on the Final Plat stating that the lot is denied direct access to both Airport Boulevard and South University Boulevard;
- 7) full compliance with the Traffic Engineering comments (*A traffic impact study was requested for this site as an update to the study that was completed for the grocery site. At time of review, the report has not been submitted. Offsite improvements are not anticipated due to the development of this lot, as no new curb cuts are proposed and a certain percentage of trips are anticipated to be vehicles already on the roadway network at this location. The Lot is denied direct access to either frontage and limited to shared access with the adjoining lot. The subdivision plat and the PUD site plan do not illustrate the same building setback. Traffic Engineering supports the setback as illustrated on the PUD plan which should allow for the future construction of a westbound left turn lane between the Publix driveway and the intersection to the west (an extension of the existing turn lane into the shopping center). Any*

**Sunset Point Subdivision**  
**May 10, 2017**

- 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) **full compliance with 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. D. 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.);*
  - 9) **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);*
  - 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) **submittal of seven (7) copies of the recorded Resubdivision of Sunset Point Subdivision plat to Planning & Zoning staff prior to the signing of the Final Plat;**
  - 12) **submittal of two revised Planned Unit Development site plans to Planning & Zoning staff 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](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 & Zoning

cc: Hillcrest South LLC  
S. L. Ladas  
Bechtler Greenfield Surveying, LLC



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Pan American Engineers, LLC  
1717 Jackson Street  
Alexandria, LA 71301

**Re: Northeast corner of Airport Boulevard and North University Boulevard**  
Council District 5  
**PUD-000042-2017 (Planned Unit Development)**  
**Sunset Point Subdivision**

Dear Applicant/Property Owner:

At its meeting on May 4, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) provision of a to-scale site plan;
- 2) revision of the site plan to either illustrate that a minimum of 50' to the centerline of Airport Boulevard and South University Boulevard exists, or dedication to provide such;
- 3) revision of the site plan to indicate full compliance with tree planting and landscaped area will be provided;
- 4) revision of the site plan to indicate the dumpster will be connected to sanitary sewer and have an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) revision of the site plan to depict sidewalks along both frontages;
- 6) compliance with Engineering Department 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 Sedimentation Control and Storm Water Runoff Control. 4. The approval***

**Sunset Point Subdivision PUD**

**May 4, 2017**

*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.);*

- 7) full compliance with the Traffic Engineering comments (A traffic impact study was requested for this site as an update to the study that was completed for the grocery site. At time of review, the report has not been submitted. Offsite improvements are not anticipated due to the development of this lot, as no new curb cuts are proposed and a certain percentage of trips are anticipated to be vehicles already on the roadway network at this location. The Lot is denied direct access to either frontage and limited to shared access with the adjoining lot. The subdivision plat and the PUD site plan do not illustrate the same building setback. Traffic Engineering supports the setback as illustrated on the PUD plan which should allow for the future construction of a westbound left turn lane between the Publix driveway and the intersection to the west (an extension of the existing turn lane into the shopping center). 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 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*
- 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) submittal of seven (7) copies of the recorded Resubdivision of Sunset Point Subdivision plat to Planning & Zoning staff prior to the signing of the Final Plat; and*
- 11) submittal of two revised Planned Unit Development site plans to Planning & Zoning staff prior to the signing of the Final Plat.*

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Hillcrest South, LLC  
S. L. Ladas



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LETTER OF DECISION

May 10, 2017

Pan American Engineers, LLC  
1717 Jackson Street  
Alexandria, LA 71301

**Re: Northeast corner of Airport Boulevard and North University Boulevard**  
Council District 5  
**ZON-000043-2017 (Rezoning)**  
**Pan American Engineers, LLC**

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

At its meeting on May 4, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning.

**After discussion, it was decided to recommend this change in zoning to B-2, Neighborhood Business District to the City Council, subject to the following conditions:**

- 1) completion of the Subdivision process;**
- 2) site limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$430.30. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Hillcrest South, LLC