



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 7, 2014

Myers Oil Company
574 Azalea Road
Mobile, AL 36609

Re: Case #SUB2014-00060 (Subdivision)
Azalea Oaks Center Subdivision
3945 and 3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road).
2 Lots / 5.9± Acres

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

At its meeting on July 3, 2014, 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) **Provision of a corner radius along the intersection of Azalea Road and Government Boulevard, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 2) **Revision of the lot size information and 25' minimum setback line on the Final Plat to reflect dedication;**
- 3) **Retention of the right-of-way widths for all streets;**
- 4) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 5) **Compliance with Traffic Engineering Comments and placement of a note on the Final Plat stating: *(Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Lot 1 is limited to two curb cuts to the Service Road, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are limited to one shared curb cut on Azalea Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All 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 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #83) the Lots will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Revise the written legal description or the distance labels for the first section south of the POB and the last section north of the POB to indicate the 200' and 300' distance correctly. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*
 - 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 Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
 - 9) Submission 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

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Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

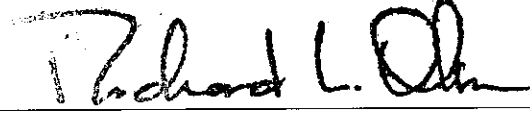
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: OMAR, Inc.

Clark, Geer, Latham & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 7, 2014

Myers Oil Company
574 Azalea Road
Mobile, AL 36609

Re: Case #ZON2014-01182 (Planned Unit Development)
Azalea Oaks Center Subdivision
3949 Government Boulevard
(Southeast corner of Government Boulevard and Azalea Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on July 3, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **Revision of the site plan to illustrate a corner radius along the intersection of Azalea Road and Government Boulevard in coordination with the Final Plat;**
- 2) **Revision of the lot size information and 25' minimum setback line on the site plan to reflect dedication;**
- 3) **Revision of the site plan to illustrate curbing and/or bumper stops for all proposed parking spaces;**
- 4) **Retention of all sidewalks and dumpsters on the site plan, along with a note stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;**
- 5) **Revision of the site plan to retain any trees desired for tree credits and to reflect full compliance with Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;**
- 6) **Placement of a note on the site plan stating full compliance with the carwash requirements of the Zoning Ordinance;**

- 7) Placement of a note on the site plan stating that development of the proposed Lot 2 will require a new PUD application to the Planning Commission, at the time of development;**
- 8) Compliance with Traffic Engineering Comments and placement of a note on the site plan stating: *(Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Lot 1 is limited to two curb cuts to the Service Road, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are limited to one shared curb cut on Azalea Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);***
- 9) Compliance with Engineering Comments: *(1. Due to the proposed subdivision, the existing structure may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.);***
- 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 61-929 and City Code Chapters 57 and 64).);***
- 11) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);***
- 12) Submission of a revised PUD site plan prior to the signing of the Final Plat;**
- 13) Completion of the Subdivision process prior to any request for building-related permits;**
- 14) Submission of a revised site plan at the time of permitting depicting all proposed lighting along with a note stating all new lighting on the site will**

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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. Photometric plans will also be required at the time of permitting;

15) Submission of a revised site plan at the time of permitting depicting the location of any proposed freestanding sign structure and comply with Section 64-11. of the Zoning Ordinance at the time of permitting; and

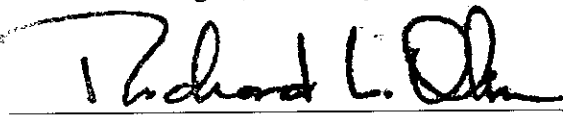
16) Full compliance with all other municipal codes and ordinances.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

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