



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 19, 2014

Jacqueline Miller, Trustee  
P.O. Box 16064  
Mobile, AL 36616

**Re: Case #SUB2014-00043 (Subdivision)**  
**L.C. Miller Subdivision**  
7900 & 7908 Airport Boulevard  
(North side of Airport Boulevard, 560'± West of Schillinger Road South).  
2 Lots / 3.1

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

At its meeting on May 15, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Compliance with Engineering comments** *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. 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 existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - # 75) 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. C. 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. D. Label the POB on the Plat. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Traffic Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. Remove the County Engineer's signature block note from the Plat (located above the Mobile City Planning signature block. J. Correct the Mobile City Planning signature block to read "Planning Commission" instead of "Planning".)*

- 2) **Compliance with Traffic Engineering comments** *(Any redevelopment of the Lot 1 will require modifications to existing two curb cuts to limit the site to only one curb cut along Airport Blvd, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 3) **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).);*
- 4) **Compliance with Fire 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.);*
- 5) **Placement of a note on the final plat** stating that Lot 1 is limited to two existing curb-cuts until such time that it is redeveloped, then it shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) **Placement of a note on the final plat** stating that Lot 2 is limited to one existing curb-cut, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) **Placement of a note on the final plat** stating that there shall be no future subdivision of Lot 1 until additional frontage on a public street is provided;
- 8) **Submission of two copies of the revised PUD site plan** prior to the signing of the final plat; and
- 9) **Placement of a note on the final plat** stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

**L.C. Miller Subdivision**

**May 19, 2014**


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](mailto: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: Polysurveying and Engineering





THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 19, 2014

Jacqueline Miller, Trustee  
P.O. Box 16064  
Mobile, AL 36616

**Re: Case #ZON2014-00840 (Planned Unit Development)**

**L.C. Miller Subdivision**

7900 & 7908 Airport Boulevard

(North side of Airport Boulevard, 560'± West of Schillinger Road South).

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on May 15, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Compliance with Engineering comments** (*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 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. 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application 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. 4. Add a note to*

*the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System))*

- 2) **Compliance with Traffic Engineering comments** (*Any redevelopment of the Lot 1 will require modifications to existing two curb cuts to limit the site to only one curb cut along Airport Blvd, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 3) **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).*);
- 4) **Compliance with Fire 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.*);
- 5) **Placement of a note on the site plan stating that Lot 1 is limited to two existing curb-cuts until such time that it is redeveloped, then it shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **Placement of a note on the site plan stating that there shall be no future subdivision of Lot 1 until additional frontage on a public street is provided;**
- 7) **Provision of one van accessible parking space and access aisle, paved in asphalt or concrete, next to the proposed accessible ramp into the office, with appropriate signage, by obtaining a land disturbance permit prior to the signing of the final plat;**
- 8) **Relocation of the existing freestanding sign to be located a minimum of 18 inches inside the right-of-way line, on private property, including the obtaining of a sign permit prior to the signing of the final plat;**
- 9) **Submission of two copies of the revised PUD site plan prior to the signing of the final plat; and**
- 10) **Placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

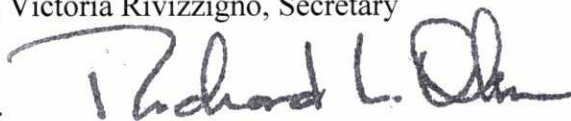
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying and Engineering