



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

Minh Thi Nguyen  
472 Azalea Rd.  
Mobile, AL 36609

**Re: Case #SUB2014-00065 (Subdivision)**  
**Asian Square 2 Subdivision**  
472 and 476 Azalea Road  
(West side of Azalea Road, 420'± North of Gaylark Road North).  
2 Lots / 0.6± Acres

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

At its meeting on July 17, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Depiction of the 25' minimum building setback line and lot size information in square feet and acres on the Final Plat;**
- 2) **Retention of the right-of-way widths on the Final Plat;**
- 3) **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.*);**
- 4) **Placement of a note on the Final Plat stating both proposed Lots 1 and 2 are limited to one (1) shared curb-cut, with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Compliance with Traffic Engineering Comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);**
- 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 existing development (since 1984) that did not receive Land Disturbance permitting and 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 22 - #84) the Lot 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. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. 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 Surveyor's Certificate. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 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.);*
  - 9) **Completion of the Planning Approval and PUD process prior to the signing of the Final Plat; and**
  - 10) **Submission of a revised, approved 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

**Asian Square 2 Subdivision**

**July 21, 2014**

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](mailto:travisz@cityofmobile.org).

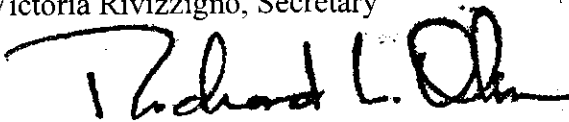
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Lillie Glass Woodall  
Don Williams



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

Minh Thi Nguyen  
472 Azalea Rd.  
Mobile, AL 36609

**Re: Case #SUB2014-01197 (Planned Unit Development)**  
**Asian Square 2 Subdivision**  
472 and 476 Azalea Road  
(West side of Azalea Road, 420'± North of Gaylark Road North).  
Planned Unit Development Approval to allow shared parking between two building sites.

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

At its meeting on July 17, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared parking between two building sites.

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

- 1) **Depiction of a sidewalk along Azalea Road or the submission of a Sidewalk Waiver request;**
- 2) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 3) **Revision of the site plan to depict the 25' minimum building setback line;**
- 4) **Revision of the site plan to depict the proposed onsite traffic circulation;**
- 5) **Revision of the site plan to depict the location of any proposed freestanding or monument sign;**
- 6) **Placement of a note on the site plan stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;**
- 7) **Placement of a note on the site plan stating: *(any new lighting on the site will 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.)*;**
- 8) **Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;**
- 9) **Compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-***

**Asian Square 2 Subdivision PUD**

**July 21, 2014**

- 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, approved PUD site plan prior to the signing of the Final Plat;**
  - 13) Development limited to retail, office, and food uses with a parking ratio of 1 parking space per 300 square feet, or new applications will be required; and**
  - 14) Full compliance with all other Municipal codes and ordinances.**

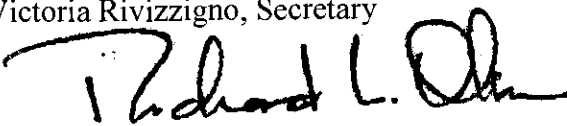
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Lillie Glass Woodall  
Don Williams



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

Minh Thi Nguyen  
472 Azalea Rd.  
Mobile, AL 36609

**Re: Case #ZON2014-01196 (Planning Approval)**  
**Asian Square 2 Subdivision**  
472 and 476 Azalea Road  
(West side of Azalea Road, 420'± North of Gaylark Road North).  
Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.

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

At its meeting on July 17, 2014, the Planning Commission considered for Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.

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

- 1) **Depiction of a sidewalk along Azalea Road or the submission of a Sidewalk Waiver request;**
- 2) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 3) **Revision of the site plan to depict the 25' minimum building setback line;**
- 4) **Revision of the site plan to depict the proposed onsite traffic circulation;**
- 5) **Revision of the site plan to depict the location of any proposed freestanding or monument sign;**
- 6) **Placement of a note on the site plan stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;**
- 7) **Placement of a note on the site plan stating: *(any new lighting on the site will 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.)*;**
- 8) **Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;**
- 9) **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 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.);*

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- 13) Development limited to retail, office, and food uses with a parking ratio of 1 parking space per 300 square feet, or new applications will be required; and
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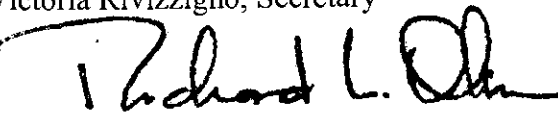
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