

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 7, 2011

Robert Moore  
601 Village Green Drive E  
Mobile, AL 36609

**Re: Case #SUB2011-00112 (Subdivision)**  
**Azalea Park Subdivision**  
680 Azalea Road  
(West side of Azalea Road, 670'± North of Cottage Hill Road)  
**Number of Lots / Acres:** 1 Lot / 0.8± Acre  
**Engineer / Surveyor:** Daniel Clark, PLS  
Council District 5

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to depict dedication of right-of-way sufficient to provide 50-feet, as measured from the centerline of Azalea Road;**
- 2) **depiction and labeling of the 25-foot minimum building setback line to reflect dedication;**
- 3) **labeling of the lot size in square feet;**
- 4) **placement of a note on the final plat stating that the site is limited to two curb-cuts, with the size, design, and location of any curb-cuts to be approved by Traffic Engineering and to conform with 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: “Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. In addition to any required land disturbance permit, any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”**
- 7) **closure and landscaping of any unused curb-cuts;**

**Azalea Park Subdivision**

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- 8) 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; and,**
- 9) submittal of revised PUD and Planning Approval site plans 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 (DXF or DWG – AutoCAD 2007 compatible) 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: Daniel Clark, PLS

William T. Partridge, Jr.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 7, 2011

Robert Moore  
601 Village Green Drive E  
Mobile, AL 36609

**Re: Case #ZON2011-02294 (Planned Unit Development)**  
**Azalea Park Subdivision**  
680 Azalea Road  
(West side of Azalea Road, 670'± North of Cottage Hill Road)  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 5

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission considered for Planned Unit Development the site plan 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) **revision of the site plan to depict dedication of right-of-way sufficient to provide 50-feet, as measured from the centerline of Azalea Road;**
- 2) **depiction and labeling of the 25-foot minimum building setback line to reflect dedication;**
- 3) **revision of the site plan to show removal of the unused curb-cut, and landscaping to match adjacent right-of-way;**
- 4) **revision of the proposed parking layout to provide adequate maneuvering area for vehicles to and from the depicted handicap parking spaces;**
- 5) **revision of the site plan to depict Americans with Disabilities Act compliant routes to and from the proposed play areas;**
- 6) **depiction and labeling of a 10-foot wide residential buffer where the site abuts R-1 zoned property;**
- 7) **provision of a 6-foot high wooden privacy fence along the entire length of the site where it abuts R-1 zoned property, with the exception of within the 25-foot setback at Azalea Road, where the fence shall not exceed 3-feet in height;**

**Azalea Park Subdivision**

**October 7, 2011**

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- 8) lighting of the parking lot is required, and any lighting of the parking area or site must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 9) revision of the site plan to depict a dumpster meeting all setback and screening requirements, to be approved by Planning staff, or placement of a note on the site plan stating that garbage will be collected utilizing roll-out cans;**
- 10) compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;”***
- 11) compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. In addition to any required land disturbance permit, any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”***
- 12) revision of the site plan to depict compliance with the landscaping area requirements of the Zoning Ordinance (include frontage and total landscape area calculations);**
- 13) revision of the site plan to depict compliance with the tree requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 14) depiction of concrete wheel stops or parking bumpers, and location of the stops to ensure that vehicles will not encroach upon any sidewalks or landscape areas;**
- 15) depiction of storm water detention basin, if required by compliance with the City of Mobile stormwater and flood control ordinances;**
- 16) submittal of revised PUD and Planning Approval site plans prior to the signing of the final plat; and,**
- 17) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits for fences and land disturbance.**

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: Daniel Clark, PLS  
William T. Partridge, Jr.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 7, 2011

Robert Moore  
601 Village Green Drive E  
Mobile, AL 36609

**Re: Case #ZON2011-01827 (Planning Approval) (Holdover)**  
**William T Partridge**  
680 Azalea Road  
(West side of Azalea Road, 515'± North of Cottage Hill Road)  
Planning Approval to allow a Church Daycare in a B-1, Buffer Business District.  
Council District 5

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission considered for Planning Approval the site plan to allow a Church Daycare in a B-1, Buffer Business District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) revision of the site plan to depict dedication of right-of-way sufficient to provide 50-feet, as measured from the centerline of Azalea Road;
- 2) depiction and labeling of the 25-foot minimum building setback line to reflect dedication;
- 3) revision of the site plan to show removal of the unused curb-cut, and landscaping to match adjacent right-of-way;
- 4) revision of the proposed parking layout to provide adequate maneuvering area for vehicles to and from the depicted handicap parking spaces;
- 5) revision of the site plan to depict Americans with Disabilities Act compliant routes to and from the proposed play areas;
- 6) depiction and labeling of a 10-foot wide residential buffer where the site abuts R-1 zoned property;
- 7) provision of a 6-foot high wooden privacy fence along the entire length of the site where it abuts R-1 zoned property, with the exception of within the 25-foot setback at Azalea Road, where the fence shall not exceed 3-feet in height;

- 8) lighting of the parking lot is required, and any lighting of the parking area or site must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 9) revision of the site plan to depict a dumpster meeting all setback and screening requirements, to be approved by Planning staff, or placement of a note on the site plan stating that garbage will be collected utilizing roll-out cans;**
- 10) compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;”***
- 11) compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. In addition to any required land disturbance permit, any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”***
- 12) revision of the site plan to depict compliance with the landscaping area requirements of the Zoning Ordinance (include frontage and total landscape area calculations);**
- 13) revision of the site plan to depict compliance with the tree requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 14) depiction of concrete wheel stops or parking bumpers, and location of the stops to ensure that vehicles will not encroach upon any sidewalks or landscape areas;**
- 15) depiction of storm water detention basin, if required by compliance with the City of Mobile stormwater and flood control ordinances;**
- 16) submittal of revised PUD and Planning Approval site plans prior to the signing of the final plat; and,**
- 17) full compliance with all other municipal codes and ordinances, and the obtaining of the appropriate permits for fences and land disturbance.**

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: William T. Partridge, Jr.