

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

PV-Magnolia LLC
2033 Airport Boulevard Suite D
Mobile, AL 36606

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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PRESIDENT-DISTRICT 5

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CITY CLERK
LISA C. LAMBERT

Re: Case #SUB2013-00069 (Subdivision)

Twelve Trees Subdivision

2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.

(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of Magnolia Road, 330'± North of Pleasant Valley Road).

2 Lots / 2.5± Acres

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

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide sufficient right-of-way to provide 50-feet from the centerline of Pleasant Valley Road and Magnolia Road;
- 2) the placement of a note on the Final Plat stating that each lot be limited to the one curb cut to Pleasant Valley Road and Magnolia Road to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the subdivision process be completed prior to the issuance of any permits;
- 4) retention of the 25-foot minimum building setback line along all road frontages on the Final Plat;
- 5) full compliance with Engineering comments: *(1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, north arrow, vicinity map, legend, existing ROW width of Magnolia Road, bearings and bearings on all property lines) including the seal and signature of an Alabama Professional Land Surveyor; 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department; 3. Provide a signature block for the City Engineer and the County Engineer; 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); and 5. Add a note to the Plat that 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);

- 6) full compliance with Traffic Engineering comments: (Site shall be limited to one curb-cut to Pleasant Valley Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Magnolia Road is denied, and any existing curb-cuts on either frontage shall be removed. The dumpster location not identified on site plan. No handicap parking has been identified, and modification to parking as shown may affect parking count.);*
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat;*
- 8) compliance with Fire comments: (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate).*

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.

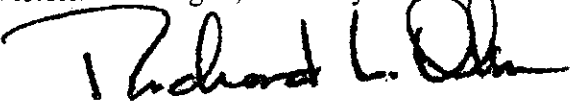
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Frank A. Dagley & Associates, Inc.



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CITY CLERK
LISA C. LAMBERT

PV-Magnolia LLC
2033 Airport Boulevard Suite D
Mobile, AL 36606

Re: Case #SUB2013-01608 (Planned Unit Development)
Twelve Trees Subdivision
2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of
Magnolia Road, 330'± North of Pleasant Valley Road).
Planned Unit Development Approval to allow multiple buildings on a single building
site.

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

At its meeting on August 8, 2013, 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) revision of the site plan to show ALL improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the location of dumpsters to include the connection to sanitary sewer or a note on the site plan illustrating the garbage will be service by a private service;
- 2) depiction of dumpster locations on the site plans to comply with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plans stating that dumpsters will be completely screened from view and connected to sanitary sewer or placement of a note stating how garbage will be removed;
- 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) full compliance with Traffic Engineering comments: *(Site shall be limited to one curb-cut to Pleasant Valley Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Magnolia Road is denied, and any existing curb-cuts on either frontage shall be removed. The dumpster location not identified on site plan. No handicap parking has been identified, and modification to parking as shown may affect parking count.);*

Twelve Trees Subdivision

August 14, 2013

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- 5) **compliance with Engineering Comments: (1. Add a note to the PUD drawing stating that any work performed in the existing Pleasant Valley Road or Magnolia Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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. Add a note to the PUD drawing stating that any and all proposed development will need to 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. Add a note to the PUD drawing stating that any proposed dumpster pad(s) must be designed to collect storm water in a separate surface drain that is connected to the Sanitary Sewer system; 4. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters; 5. Sidewalk along the frontage of Pleasant Valley Road and Magnolia Road is required, unless a waiver is approved; and 6. Remove the existing driveway and repair the ROW along Magnolia Road.);**
- 6) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 7) **placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits;**
- 8) **the submission to the Planning Section, two copies of the revised site plan, illustrating the conditions of approval; and**
- 9) **compliance with all other codes and ordinances.**


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

Sincerely,

MOBILE CITY PLANNING COMMISSION

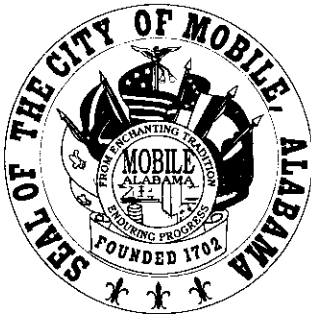
Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

PV-Magnolia LLC
2033 Airport Boulevard Suite D
Mobile, AL 36606

Re: Case #ZON2013-01609 (Rezoning)

PV-Magnolia LLC

2860, 2862 and 2866 Pleasant Valley Road and 850 Magnolia Road.
(North side of Pleasant Valley Road, 250'± West of Magnolia Road and West side of
Magnolia Road, 330'± North of Pleasant Valley Road).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District
to allow a proposed apartment complex.

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

At its meeting on August 8, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District to allow a proposed apartment complex.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **limited to an approved Planned Unit Development application;**
- 2) **completion of the subdivision process; and**
- 3) **compliance with all other codes and ordinances.**

The advertising fee for this application is \$259.15. 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

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

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