

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 20, 2012

Franklin Land Associates, LLC  
c/o GBT Realty Corporation  
201 Summit View Drive, Suite 110  
Brentwood, TN 37027-2645

**Re: Case #SUB2011-00144 (Subdivision)**  
**Westgate Pavillion Subdivision**  
7460 Airport Boulevard  
(North side of Airport Boulevard, 405'± West of Border Circle West)  
**Number of Lots / Acres:** 5 Lots / 27.9 Acres±  
**Engineer / Surveyor:** Hutchinson, Moore & Rauch, LLC  
Council District 7

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut onto Airport Boulevard, with the location, design and size to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that Lots 3, 4 and 5 are denied access to Airport Boulevard, and are limited to access from Lot 2 as far as practical from Airport, as approved by Traffic Engineering;**
- 3) **compliance with Urban Forestry comments (*Preservation status is to be given to the 45" Live Oak Tree located on the South East corner of Parcel 1 next to proposed entrance. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Mobile Tree Commission Permit is required before removing existing trees from city right of way. Existing Bald Cypress trees located on the Airport Boulevard median may be impacted from Traffic Signal improvements.*);**
- 4) **compliance with Engineering comments, (*Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Must comply with all storm water and flood control ordinances Of the City of Mobile. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. All*)**

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*development will be required to comply with the City of Mobile Flood Plain Management codes and ordinances. Detention is required by the storm water ordinance. The FEMA map in effect at the time of the submittal is the map that will apply to the submittal. If a FEMA map other than the one in effect is to be used, that alternate map will need to be approved by FEMA (through the official approval process) before it can be applied to the submittal.);*

- 5) **compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Airport Boulevard should be limited to two driveways for Lot 2. Lots 3, 4, and 5 should be designated as having no direct access to Airport Boulevard, with driveways to Lot 2 as far as practical from Airport Boulevard to prevent back-ups Airport Boulevard, as approved by Traffic Engineering. Lot 1 should be limited to one driveway, located between the two existing median openings, with design and location to be approved by Traffic Engineering. The proposed driveway at east side of the property aligns with the public street McKenna Court; pavement markings for driveway should indicate a through/left arrow for the middle lane. A traffic impact study was prepared for this development. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a traffic signal at McKenna Court to be incorporated into an existing signal system. This requires compatible signal equipment including but not limited to the controller, detection, and interconnectivity. City standard mast arm installation is also required. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering.);**
- 6) **placement of labeling of the lots with the size in square feet on the Final Plat, or a table on the plat with the same information;**
- 7) **placement of a note on the Final Plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and,**
- 8) **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.**

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: Moore Family Joint Venture  
Hutchinson, Moore & Rauch, LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 20, 2012

Franklin Land Associates, LLC  
c/o GBT Realty Corporation  
201 Summit View Drive, Suite 110  
Brentwood, TN 37027-4645

**Re: Case #ZON2011-03258 (Planned Unit Development)**  
**Westgate Pavillion Subdivision**  
7460 Airport Boulevard  
(North side of Airport Boulevard, 405'± West of Border Circle West)  
Planned Unit Development Approval to allow shared access and parking between five building sites.  
Council District 7

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between five building sites.

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

- 1) **limited to the revised site plan, – future development of the out parcels will require new PUD applications to amend the existing PUD;**
- 2) **placement of Engineering comments as a note on the revised site plan, *(Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Must comply with all storm water and flood control ordinances Of the City of Mobile. An ADEM NOI is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. All development will be required to comply with the City of Mobile Flood Plain Management codes and ordinances Detention is required by the storm water ordinance. The FEMA map in effect at the time of the submittal is the map that will apply to the submittal. If a FEMA map other than the one in effect is to be used, that alternate map will need to be approved by FEMA (through the official approval process) before it can be applied to the submittal.)*;**

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- 3) **placement of Traffic Engineering comments as a note on the revised site plan, (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Airport Boulevard should be limited to two driveways for Lot 2. Lots 3, 4, and 5 should be designated as having no direct access to Airport Boulevard, with driveways to Lot 2 as far as practical from Airport Boulevard to prevent back-ups Airport Boulevard, as approved by Traffic Engineering. Lot 1 should be limited to one driveway, located between the two existing median openings, with design and location to be approved by Traffic Engineering. The proposed driveway at east side of the property aligns with the public street McKenna Court; pavement markings for driveway should indicate a through/left arrow for the middle lane. A traffic impact study was prepared for this development. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a traffic signal at McKenna Court to be incorporated into an existing signal system. This requires compatible signal equipment including but not limited to the controller, detection, and interconnectivity. City standard mast arm installation is also required. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering.*), and acceptance of the work by Traffic Engineering and Urban Development;**
- 4) **placement of Urban Forestry comments as a note on the revised site plan, (*Preservation status is to be given to the 45" Live Oak Tree located on the South East corner of Parcel 1 next to proposed entrance. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Mobile Tree Commission Permit is required before removing existing trees from city right of way. Existing Bald Cypress trees located on the Airport Boulevard median may be impacted from Traffic Signal improvements.*);**
- 5) **lighting of the parking area and site must comply with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance;**
- 6) **submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval;**
- 7) **completion of the Subdivision process; and,**
- 8) **full compliance with all 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: Moore Family Joint Venture  
Hutchinson, Moore & Rauch, LLC