

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 3

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DISTRICT 4

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

AHEPA of Mobile, Inc., and AHEPA 310, Inc.
3656 Government Street
Mobile, AL 36693

Re: Case #SUB2012-00049 (Subdivision)
AHEPA Subdivision
2550 Hillcrest Road
(West side of Hillcrest Road, 290'± South of Cottage Hill Road)
Number of Lots / Acres: 1 Lot / 4.8± Acres
Engineer / Surveyor: Speaks & Associates, Consulting Engineers, Inc.
Council District 6

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 50-feet right-of-way from the centerline of Hillcrest Road;
- 2) placement of a note on the Final Plat stating the development is limited to the existing curb-cut onto Hillcrest Road, and any improvements to the curb-cut be approved by Traffic Engineering and comply with AASHTO standards;
- 3) compliance with Engineering comments: *"Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 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;"*

AHEPA Subdivision

July 6, 2012

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- 4) subject to the 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;"*
- 5) revision of the Final Plat to label the lot with its size in square feet/acres, or placement of a table on the plat with the same information;
- 6) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat;
- 7) placement of a note on the 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 plat stating that the approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary 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.


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

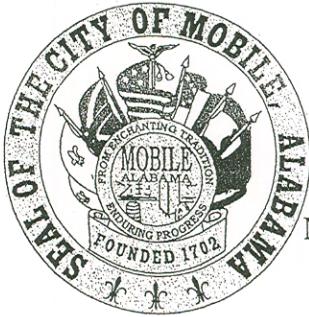
By: _____



Richard Olsen

Deputy Director of Planning

cc: Speaks & Associates



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

AHEPA of Mobile, Inc., and AHEPA 310, Inc.
3656 Government Street
Mobile, AL 36693

Re: Case #ZON2012-01414 (Planned Unit Development)
AHEPA Subdivision
2550 Hillcrest Road
(West side of Hillcrest Road, 290'± South of Cottage Hill Road)
Planned Unit Development Approval to allow multiple buildings on a single building site.
Council District 6

Dear Applicant(s):

At its meeting on July 5, 2012, 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) dedication to provide 50-foot right-of-way from the centerline of Hillcrest Road;
- 2) compliance with Engineering comments: *"Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 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;"*

AHEPA Subdivision

July 6, 2012

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- 3) subject to the 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;"*
- 4) placement of Urban Forestry comments as a note on the site plan, as depicted on the preliminary plat: *"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;"*
- 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) compliance with the Buffer Requirements of Section 64-4.D.1.;
- 7) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval;
- 8) completion of the Subdivision process; and,
- 9) 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: Speaks & Associates