



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Sunshine Hotels of Alabama LLC
Attn: Maura Garino
301 Government St.
Mobile, AL 36602

Re: 1724 Michigan Avenue
(West side of Michigan Avenue, extending to the Northeast corner of Raven Drive and Cardinal Drive East).
Council District 3
SUB2015-00008
Travel Quarters Subdivision, Resubdivision of
2 Lots / 3.8± Acres

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

At its meeting on March 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating no buildings shall be placed in any easements;**
- 2) **retention of the lot sizes in square feet and acres on the Final Plat;**
- 3) **retention of the 25' minimum building setback lines on the Final Plat;**
- 4) **retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;**
- 5) **labeling of the right-of-way width of Michigan Avenue;**
- 6) **placement of a note on the Final Plat stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;**
- 7) **placement of a note on the Final Plat stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site.;**

- 8) 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #79) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). 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. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
- 9) compliance with Traffic Engineering comments: *"Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*;
- 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 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*;

**Travel Quarters Subdivision, Resubdivision of
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- 12) submission of a revised PUD site plan prior to the signing of the Final Plat;
and**
- 13) completion of the subdivision process prior to any request for Land
Disturbance;**

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 marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Sunshine Hotels of Alabama LLC
Attn: Maura Garino
301 Government St.
Mobile, AL 36602

Re: 1724 Michigan Avenue
(West side of Michigan Avenue, extending to the Northeast corner of Raven Drive and Cardinal Drive East).
Council District 3
ZON2015-00261 (Planned Unit Development)
Travel Quarters Subdivision, Resubdivision of
Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on March 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) **placement of a note on the site plan stating no buildings shall be placed in any easements;**
- 2) **retention of the lot sizes in square feet and acres on the site plan;**
- 3) **retention of the 25' minimum building setback lines on the site plan;**
- 4) **placement of a note on the site plan stating Lot 2 is limited to one curb-cut to Michigan Avenue and one curb-cut to Cardinal Drive with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;**
- 5) **placement of a note on the site plan stating that Lot 1 is denied access to Cardinal Drive and Raven Drive at this time until future development of the site;**
- 6) **retention of the labeling of the right-of-way width of Cardinal Drive and Raven Drive;**
- 7) **labeling of the right-of-way width of Michigan Avenue;**
- 8) **retention of the landscaping calculations provided on the site plan;**

- 9) compliance with Sections 64-5.C.2.c and 64-4.E.3.a of the Zoning Ordinance;
- 10) revise the site plan to illustrate the location of the service windows and queuing spaces for the proposed drive-through(s);
- 11) placement of a note on the site plan stating the proposed dumpster will be enclosed on all three sides and connected to sanitary sewer;
- 12) placement of a note on the site plan stating all new dumpsters must to comply with Sections 64-4.D.9 of the Zoning Ordinance;
- 13) placement of a note on the site plan stating at the time of development of Lot 1, a buffer in compliance with 64.4.D and 64.6.A.3.i will be required where the site is adjacent to residentially zoned property;
- 14) removal of the dashed area located at southeast corner of Lot 1;
- 15) revision of the site plan to depict a sidewalk along Cardinal Drive or the submission of a sidewalk waiver;
- 16) submission of a photometric plan at the time of submittal for building permits;
- 17) 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters."*;
- 18) compliance with Traffic Engineering comments: *"Lot 1 is limited to two curb cuts to Cardinal Drive, and Lot 2 is limited to one curb cut to Cardinal Drive and one curb cut to Michigan Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*;
- 19) 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)."*;

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- 20) compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*;
- 21) full compliance with all other municipal codes and ordinances.;
- 22) submission of a revised PUD site plan prior to the signing of the Final Plat.

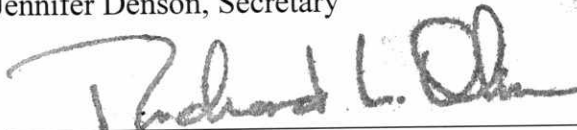
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

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