



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Gonzales-Strength & Associates, Inc.
2176 Parkway Lake Dr.
Birmingham, AL 35244

Re: 2570 and 2590 Government Boulevard
(Northwest corner of Government Boulevard and Kreitner Street)
Council District 5
SUB2015-00006 (Subdivision)
MAP Mobile Govt, LLC Subdivision, Mobile Addition to
3 Lots / 13.3± 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) **Revision of the plat to reflect dedication of right-of-way sufficient to provide 125 feet from the centerline of Government Boulevard;**
- 2) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 3) **Revision of the lot size information to reflect any required dedication;**
- 4) **Placement of a note on the final plat stating that Lot 1 is limited to three curb-cuts to the Government Boulevard right-of-way, that Lots 1 and 2 are limited to one shared curb-cut to Kreitner Street, and that all lots are denied access to any unimproved public rights-of-way;**
- 5) **Placement of a note on the final plat stating that the size, design and location of any new curb-cuts are to be approved by Traffic Engineering, and ALDOT as appropriate, and comply with AASHTO standards;**
- 6) **Placement of a note on the final plat stating that development of Lot 3 is denied until such time as frontage on a public or private road is provided;**
- 7) **Placement of a note on the plat stating that no structures shall be placed within any easements;**

- 8) full compliance with the Traffic Engineering comments (*Government Boulevard and the adjacent Service Road are ALDOT maintained roadways. If a traffic impact study was completed as a requirement for ALDOT approval, please forward a copy of the study to the City Traffic Engineer for the project file. Lot 1 is limited to three curb cuts to the Service Road, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Access to Kreitner Street is limited to one shared curb cut for Lot 1 and Lot 2, 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.*);
- 9) full 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. 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #80) 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. C. 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. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 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.*);
- 12) Provision of a revised PUD site plan prior to the signing of the Final Plat;

**MAP Mobile Govt, LLC Subdivision, Mobile Addition to
March 10, 2015**

- 13) Completion of the Subdivision process prior to any request for land disturbance associated with new construction; and**
- 14) Full compliance with all other municipal codes and ordinances.**

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.

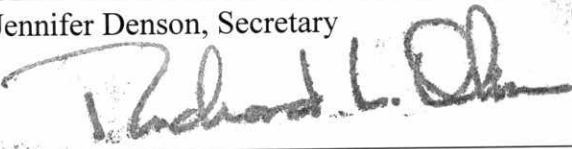
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Living Word Christian Center, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Gonzales-Strength & Associates, Inc.
2176 Parkway Lake Dr.
Birmingham, AL 35244

Re: 2570 and 2590 Government Boulevard
(Northwest corner of Government Boulevard and Kreitner Street)
Council District 5
ZON2015-00244 (Planned Unit Development)
MAP Mobile Govt, LLC Subdivision, Mobile Addition to
Planned Unit Development Approval to allow multiple buildings on a single
Building site, and shared access between multiple building lots.

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

At its meeting on March 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single Building site, and shared access between multiple building lots.

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

- 1) **Revision of the site plan to reflect dedication of right-of-way sufficient to provide 125 feet from the centerline of Government Boulevard;**
- 2) **Revision of the 25-foot minimum building setback line to reflect any required dedication;**
- 3) **Revision of the lot size information to reflect any required dedication;**
- 4) **Placement of a note on the site plan stating that Lot 1 is limited to three curb-cuts to the Government Boulevard right-of-way, that Lots 1 and 2 are limited to one shared curb-cut to Kreitner Street, and that all lots are denied access to any unimproved public rights-of-way;**
- 5) **Placement of a note on the site plan stating that the size, design and location of any new curb-cuts are to be approved by Traffic Engineering, and ALDOT as appropriate, and comply with AASHTO standards;**
- 6) **Placement of a note on the site plan stating that development of Lot 3 is denied until such time as frontage on a public or private road is provided;**
- 7) **Placement of a note on the site plan stating that no structures shall be placed within any easements;**

- 8) Full compliance with the Traffic Engineering comments (*Government Boulevard and the adjacent Service Road are ALDOT maintained roadways. If a traffic impact study was completed as a requirement for ALDOT approval, please forward a copy of the study to the City Traffic Engineer for the project file. Lot 1 is limited to three curb cuts to the Service Road, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Access to Kreitner Street is limited to one shared curb cut for Lot 1 and Lot 2, 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.*);
- 9) full compliance with Engineering comments (*1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to list the Minimum Finished Floor Elevation (MFFE) for each LOT. 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.*);
- 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.*);
- 12) Development of the site to fully comply with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance as each lot is developed;

MAP Mobile Govt, LLC Subdivision, Mobile Addition to PUD
March 10, 2015

- 13) All new dumpster facilities must comply with the enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 14) All new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 15) Provision of a revised PUD site plan prior to the signing of the Final Plat;
- 16) Completion of the Subdivision process prior to any request for land disturbance associated with new construction; and
- 17) full compliance with all other municipal codes and ordinances.

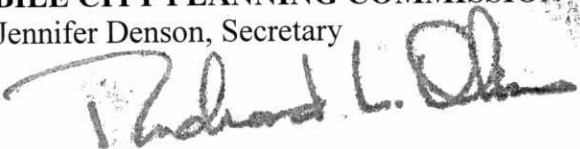
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Living Word Christian Center, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Gonzales-Strength & Associates, Inc.
2176 Parkway Lake Dr.
Birmingham, AL 35244

Re: 2570 and 2590 Government Boulevard
(Northwest corner of Government Boulevard and Kreitner Street)
Council District 5
ZON2015-00242 (Sidewalk Waiver)
Gonzalez-Strength & Associates, Inc.
Request to waive construction of a sidewalk along Government Boulevard

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

At its meeting on March 5, 2015, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to deny the request to waive construction of a sidewalk along Government Boulevard.

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