

SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Bowden's House LLC
120 South University Boulevard
Mobile, AL 36608

Re: **Case #SUB2012-00094 (Subdivision)**
Lee Vella Subdivision
120 South University Boulevard
(West side of South University Boulevard, 500'± North of Bit and Spur Road)
Number of Lots / Acres: 4 Lots / 3.8± Acres
Engineer / Surveyor: McCrory and Williams, Inc.
Council District 5

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the Final Plat to illustrate the 25-foot minimum building setback along all lots along the South University Boulevard and the Private Street;
- 2) retain on the Final Plat of labeling each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the development is limited to two curb-cuts to South University Boulevard (existing curb cut and private street access point), with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;

- 6) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.) 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Dedicate ROW radius at the corner of University Blvd and the proposed PRIVATE DRIVE – 25' minimum radius (each side) or as approved by Traffic Engineering and Engineering. 4. Note 6 on the Preliminary Plat should be revised to allow one (1) curb-cut each to Lot 2, 3, and 4 from the proposed PRIVATE DRIVE;"*
- 7) compliance with 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;"*
- 8) the placement of a note on the Final Plat stating the provision of a 10-foot buffer and six-feet high solid privacy fence adjacent to residentially zoned properties;
- 9) compliance with Section VIII.E. of the Subdivision Regulations; and,
- 10) submittal of two copies of a revised PUD site plan prior to signing the Final 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

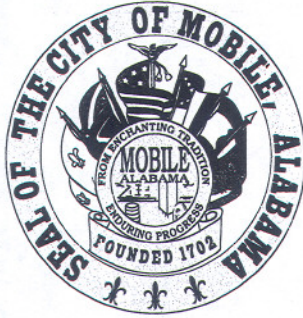
Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: McCrory and Williams, Inc.



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 2, 2012

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Bowden's House LLC
120 South University Boulevard
Mobile, AL 36608

Re: Case #ZON2012-02284 (Planned Unit Development)
Lee Vella Subdivision
120 South University Boulevard
(West side of South University Boulevard, 500'± North of Bit and Spur Road)
Planned Unit Development Approval to allow a private street commercial subdivision.
Council District 5

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow a private street commercial subdivision.

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 illustrate the 25-foot minimum building setback along all lots along the South University Boulevard and the Private Street;
- 2) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 3) compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 4) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;

- 5) subject to the Engineering comments: *"1. 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). 2. Any and all proposed development within the property lines, including the PRIVATE DRIVE, 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. 3. 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;"*
- 6) subject to 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;"* and,
- 7) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

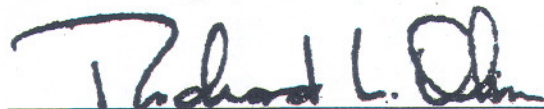
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: McCrory and Williams, Inc.