



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

### 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 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Wal-Mart Stores East, LP  
2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72716

**Re: Case #SUB2012-00108 (Subdivision)**  
**West Airport Boulevard Center Subdivision**  
6575 Airport Boulevard  
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive)  
**Number of Lots / Acres: 6 Lots / 19.8± Acres**  
**Engineer / Surveyor: Kimley-Horn & Associates, Inc.**  
Council District 6

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25-foot minimum building setback along Airport Boulevard on the Final Plat;
- 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 Airport 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, any changes to Airport Boulevard are subject to approval by Traffic Engineering and any intersection improvement (including signalization) and median modifications, as recommended by Traffic Engineering, to be completed prior to the issuance of any Certificates of Occupancy;
- 4) relabeling of Lot 6 on the Final Plat as detention/retention/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) provision of a 8-foot privacy fence along the south and East property lines, where the site abuts residential properties;
- 6) the provision of a 10-foot buffer planting strip, or an 8-foot wooden privacy fence beginning at the southwest corner and extending northwardly along the west property line for approximately 270-feet where the site adjoins the residential facility to the west;
- 7) 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;
- 8) compliance with Engineering comments: *(The following comments concerning the Final Plat should be addressed prior to review, 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) add the County Engineer disclaimer stating that no ROW or easement is accepted for maintenance; 3) a signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat; and 4) add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Airport Blvd 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 Storm Water 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 Storm Water Runoff Control. According to the City of Mobile's 1984 aerial photographs these parcels were unimproved and wooded; therefore a detention facility(ies) will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. Detention facilities can either be designed for the entire subdivision in which each separate facility must be located within Common Area(s), each individual Lot in which the detention facility must be located within an easement on the Lot, or a combination where an initial facility is constructed within a Common Area to account for the development of the subdivision ROW's and future facility(ies) will be constructed on each individual Lot. It appears that storm water discharge from the site may cross private residential properties. If this is the case care needs to be taken to ensure no damage is caused to downstream properties. The applicant will need to provide a court recorded release agreement from any and all effected downstream properties or each detention facility would need to be designed for the 100 year storm event with a release rate for the 2 year storm. The surface grading for the proposed dumpster pad(s) must be contained and directed to a*



*surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. An ADEM NOR 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. Provide additional proposed sidewalk from the ramp on the west side of the west entrance to the existing sidewalk along the service road, unless a sidewalk waiver is approved.);*

- 9) *compliance with Traffic Engineering comments: (A Traffic Impact Study has previously been prepared for this site, however, a revised study is required to account for the site changes and how the improvements may be impacted. Although the exact land use for the out parcels is unknown, the study should account for an estimated trip generation based on potential development that could occur.);*
- 10) *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);*
- 11) *compliance with Urban Forestry comments: (Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 3 and the 60" Live Oak Tree located on the West side of Lot 6. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 12) *the placement of a note on the Final Plat stating the provision of a 10-foot buffer and six-foot high solid privacy fence adjacent to residentially zoned properties; and*
- 13) *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](mailto:travisz@cityofmobile.org).

**West Airport Boulevard Center Subdivision**

**December 7, 2012**

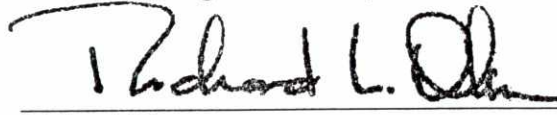
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If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Kimley-Horn & Associates, Inc.



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CITY CLERK  
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Wal-Mart Stores East, LP  
2001 SE 10<sup>th</sup> Street  
Bentonville, AR 72716

**Re: Case #ZON2012-02644 (Planned Unit Development)**  
**West Airport Boulevard Center Subdivision**  
6575 Airport Boulevard  
(South side of Airport Boulevard, 675'± East of Providence Hospital Drive)  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow shared access between multiple building sites.  
Council District 6

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.

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

- 1) retention of the 25-foot minimum building setback along Airport Boulevard on the PUD site plan;
- 2) retain on the PUD site plan 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 PUD site plan stating that the development is limited to two curb cuts to Airport 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, any changes to Airport Boulevard are subject to approval by Traffic Engineering and any intersection improvement (including signalization) and median modifications, as recommended by Traffic Engineering, to be completed prior to the issuance of any Certificates of Occupancy;



- 4) relabeling of Lot 6 on the PUD site plan as detention/retention/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) provision of a 8-foot privacy fence along the south and East property lines, where the site abuts residential properties;
- 6) the provision of a 10-foot buffer planting strip, or an 8-foot wooden privacy fence beginning at the southwest corner and extending northwardly along the west property line for approximately 270-feet where the site adjoins the residential facility to the west;
- 7) placement of a note on the PUD site plan 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;
- 8) compliance with Engineering comments: *(Any work performed in the existing Airport Blvd 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 Storm Water 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 Storm Water Runoff Control. According to the City of Mobile's 1984 aerial photographs these parcels were unimproved and wooded; therefore a detention facility(ies) will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. Detention facilities can either be designed for the entire subdivision in which each separate facility must be located within Common Area(s), each individual Lot in which the detention facility must be located within an easement on the Lot, or a combination where an initial facility is constructed within a Common Area to account for the development of the subdivision ROW's and future facility(ies) will be constructed on each individual Lot. It appears that storm water discharge from the site may cross private residential properties. If this is the case care needs to be taken to ensure no damage is caused to downstream properties. The applicant will need to provide a court recorded release agreement from any and all effected downstream properties or each detention facility would need to be designed for the 100 year storm event with a release rate for the 2 year storm. The surface grading for the proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. An ADEM NOR 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. Provide additional proposed sidewalk from the ramp on the west side of the west entrance to the existing sidewalk along the service road, unless a sidewalk waiver is approved.);*

- 9) *compliance with Traffic Engineering comments: (A Traffic Impact Study has previously been prepared for this site, however, a revised study is required to account for the site changes and how the improvements may be impacted. Although the exact land use for the out parcels is unknown, the study should account for an estimated trip generation based on potential development that could occur.);*
- 10) *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);*
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- 12) *the placement of a note on the PUD site plan stating the provision of a 10-foot buffer or eight-feet high solid privacy fence adjacent to residentially zoned properties;*
- 13) *submittal of two copies of a revised PUD site plan prior to signing the Final Plat; and*
- 14) *compliance with all other codes and ordinances.*

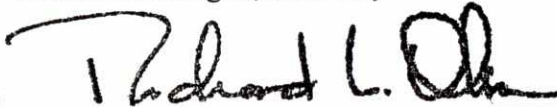
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Kimley-Horn & Associates, Inc.