

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Airport-Providence Joint Venture
P.O. Box 81783
Mobile, AL 36689

Re: Case #SUB2012-00053 (Subdivision)
Airport-Providence Subdivision
6576 Airport Boulevard
(North side of Airport Boulevard, 260'± East of Huntleigh Way)
Number of Lots / Acres: 3 Lots / 1.8± Acres
Engineer / Surveyor: Don Williams Engineering, Inc
Council District 6

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission waived Sections V.D.1: and V.D.3. and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to illustrate the 25' minimum building setback along all lots along the Airport Boulevard Service Road;
- 2) revision of the plat to label 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 subdivision is limited to one curb-cut to Airport Boulevard Service Road, 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: *"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 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 Storm Water 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. 4. Provide all required information for a Final Plat review;"

- 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) verification that the required rear privacy fence or wall has been installed, with permits, prior to signing the Final Plat; and,
- 9) 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.

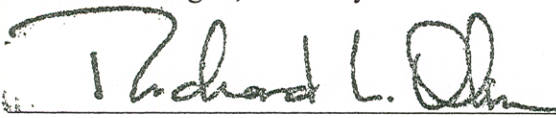
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

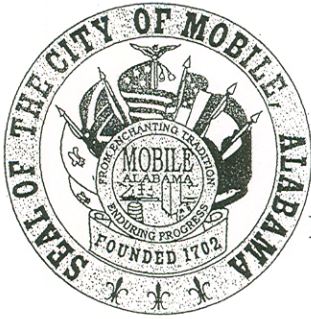
MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: M. Don Williams Engineering



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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Airport-Providence Joint Venture
P.O. Box 81783
Mobile, AL 36608

Re: Case #ZON2012-01426 (Planned Unit Development)
Airport-Providence Subdivision
6576 Airport Boulevard
(North side of Airport Boulevard, 260'± East of Huntleigh Way).
Planned Unit Development Approval to allow shared access, parking and
maneuvering between multiple building sites.
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 shared access, parking and maneuvering between multiple building sites.

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' minimum building setback line along all lots along the Airport Boulevard Service Road;
- 2) revision of the site plan to provide a 6' high wooden privacy fence along the rear (North) property line;
- 3) 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;
- 4) revision of the site plan to depict compliance with frontage trees, to be coordinated with Urban Forestry;
- 5) 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;
- 6) subject to the Engineering comments: *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage,*

Airport-Providence Subdivision

July 6, 2012

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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 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 Storm Water 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. 4. Provide all required information for a Final Plat review;"

- 7) 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;"*
- 8) verification that the required rear privacy fence or wall has been installed, with permits, prior to signing the Final Plat for the Subdivision; and,
- 9) 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: M. Don Williams Engineering