

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 2, 2011

Cummings & Associates, Inc.
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #SUB2011-00075 (Subdivision)
Llanfair Place Subdivision
3724-3760 Airport Boulevard
(North side of Airport Boulevard Service Road, 162' ± East of Lleyln Avenue)
Number of Lots / Acres: 3 Lots / 4.7± Acres
Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 5

Dear Applicant(s):

At its meeting on September 1, 2011, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one shared curb-cut, that Lots 2 and 3 are limited to one shared curb-cut, and that Lot 3 is additionally allowed one shared curb-cut with the lot to the East, subject to an approved Planned Unit Development site plan;**
- 2) **placement of a note on the Final Plat stating that the size, design, and location of any new or altered curb-cuts to be approved by Traffic Engineering, conform with AASHTO standards, and be consistent with an approved Planned Unit Development site plan;**
- 3) **labeling of each lot with its size in square feet; and,**
- 4) **completion of the Subdivision recording process prior to any request for permits to allow new construction, with 7 copies of the final plat to be submitted prior to any request for a Certificate of Occupancy.**

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.

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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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 2, 2011

Cummings & Associates, Inc.
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #ZON2011-01691 (Planned Unit Development)
Llanfair Place Subdivision
3720-3768 Airport Boulevard
(North side of Airport Boulevard Service Road, 126'± East of Lleyn Avenue)
Planned Unit Development Approval to allow shared access and parking across multiple building sites.
Council District 5

Dear Applicant(s):

At its meeting on September 1, 2011, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking across multiple building sites.

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

- 1) a minimum of 12,400 square feet of frontage landscape area provided in the frontage area for the new construction portion of the PUD;
- 2) no less than 2,000 square feet of frontage landscape area to be provided in the public right-of-way, between the sidewalk and the curb of the service road, for the new construction area;
- 3) the remaining frontage landscape area shortfall in the new construction area to be provided elsewhere within the new construction site;
- 4) full compliance with the frontage, perimeter and parking area tree requirements of the Zoning Ordinance for a PUD for the new construction site;
- 5) provision of two additional Crape Myrtle Trees along Airport Boulevard Service Road to match three exist Crape Myrtle Trees previously planted in front of the Hellinic Investments (Catranis / Ladas site) in 2004, as required by Urban Forestry, prior to a final Certificate of Occupancy for the Catranis / Ladas tenant requiring additional parking;

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- 6) signage on the new construction site is limited to one freestanding sign for each new lot (3 total), and two wall signs for each of the proposed three buildings;
- 7) compliance with revised Engineering comments: *“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 pond needs to be designed such that the mode of failure allows for the pond to overflow onto the proposed parking lot and cannot be allowed to discharge to the properties located to the north during failure. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 8) provision of a photometric plan for the new construction site at time of permitting for each lot;
- 9) closure of any unused curb-cuts, and landscaping to match adjacent landscaping; and,
- 10) 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.
Frank A. Dagley and Associates, Inc.