



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

Byrd Surveying
2609 Halls Mill Rd.
Mobile, AL 36606

Re: 3673 & 3679 Airport Boulevard

(South side of Airport Boulevard Service Road, 355'± East of Montlimar Drive).
Council District 5

PUD-001103-2019 (Planned Unit Development)

KOLA Mobile Subdivision

Planned Unit Development Department to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

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

At its meeting on November 21, 2019, the Planning Commission considered the above referenced Planned Unit Development.

After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow shared parking and access between two properties;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow two properties to share access and parking;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the location is an existing developed site;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the proposal will not impact any existing natural features;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposal will not reduce open space;

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- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site has access to existing infrastructure.

The Approval is subject to the following conditions:

- 1) Provision of a revised PUD site plan prior to the signing of the final plat;
- 2) Revision of the site plan to indicate the minimum existing right-of-way width of Airport Boulevard and the associated service roads;
- 3) Retention of the note prohibiting the placement of structures in easements;
- 4) Retention of the note regarding tree and landscaping compliance;
- 5) Compliance with Engineering comments *(1. Revise NOTE #4 to read "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. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. b. 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. c. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) Compliance with Traffic Engineering comments, and placement of the comments as a note on the site plan *(Each lot is limited to its existing curb cut with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*

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- 8) Compliance with Fire comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)*); and**
- 9) Full compliance with all other municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: _____

Margaret Pappas

Deputy Director of Planning and Zoning

cc: Kola Mobile, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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November 27, 2019

Byrd Surveying
2609 Halls Mill Rd.
Mobile, AL 36606

Re: 3673 & 3679 Airport Boulevard
(South side of Airport Boulevard Service Road, 355'± East of Montlimar Drive).
Council District 5
SUB-001102-2019 (Subdivision)
KOLA Mobile Subdivision
Number of Lots / Acres: 2 Lots / 3.6± Acres
Engineer / Surveyor: Byrd Surveying, Inc

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

At its meeting on November 21, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) Provision of a revised PUD site plan prior to the signing of the final plat;
- 2) Revision of the plat to indicate the minimum existing right-of-way width of Airport Boulevard and the associated service roads;
- 3) Retention of the note prohibiting the placement of structures in easements;
- 4) Retention of the note regarding tree and landscaping compliance;
- 5) Placement of a note on the plat stating that Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label all flood zones. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Add a signature block for the Owner, Notary Public, Planning*

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Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.)

- 6) Compliance with Traffic Engineering comments, and placement of the comments as a note on the final plat (Each lot is limited to its existing curb cut with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 8) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)).*

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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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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:

Margaret Pappas

Deputy Director of Planning and Zoning

cc: Kola Mobile, LLC