

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

Dino & Ann Velazquez
3016 Government Blvd.
Mobile, AL 36606

Re: Case #ZON2006-01470 (Planned Unit Development)
Chrysler-Jeep Subdivision
3016 Government Boulevard
(North side of Government Boulevard, 150'± East of the North terminus of
McVay Drive North).

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

At its meeting on August 3, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **placement of a note on the final plat and site plan stating that the site is limited to the existing curb-cuts;**
- 2) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities due to possible floodplain issues;**
- 3) **placement of a note on the final plat and site plan stating that no buildings or other permanent structures may be built within the drainage easement;**
- 4) **placement of a note on the final plat and site plan stating that the existing wooded area on the Northwest portion of the site must be maintained as a residential adjacency buffer;**
- 5) **depiction of the minimum building setback line on the site plan and final plat;**
- 6) **compliance with the tree and landscaping requirements of the Zoning Ordinance for the area around the new building, to be coordinated with Urban Forestry, and full 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

- 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);*
- 7) **full compliance with Engineering comments (*Delineation of flood zones must be shown on the final plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);**
- 8) **provision of one (1) revised PUD site plan with the added notes when the seven (7) probated copies of the final subdivision plat are provided to Urban Development; and**
- 9) **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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

Dino & Ann Velazquez
3016 Government Blvd.
Mobile, AL 36606

Re: Case #SUB2006-00157 (Subdivision)
Chrysler-Jeep Subdivision
3016 Government Boulevard
(North side of Government Boulevard, 150' \pm East of the North terminus of
McVay Drive North).
1 Lot / 6.7 \pm Acres

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

At its meeting on August 3, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat and site plan stating that the site is limited to the existing curb-cuts;**
- 2) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities due to possible floodplain issues;**
- 3) **placement of a note on the final plat and site plan stating that no buildings or other permanent structures may be built within the drainage easement;**
- 4) **placement of a note on the final plat and site plan stating that the existing wooded area on the Northwest portion of the site must be maintained as a residential adjacency buffer;**
- 5) **depiction of the minimum building setback line on the site plan and final plat;**
- 6) **compliance with the tree and landscaping requirements of the Zoning Ordinance for the area around the new building, to be coordinated with Urban Forestry, and full 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 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*);**

- 7) **full compliance with Engineering comments** (*Delineation of flood zones must be shown on the final plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);
- 8) **provision of one (1) revised PUD site plan with the added notes when the seven (7) probated copies of the final subdivision plat are provided to Urban Development; and**
- 9) **full compliance with all other municipal codes and ordinances.**

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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Frank A. Dagley & Associates, Inc.