

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 21, 2006

University of South Alabama Foundation  
P.O. Box 3148  
Mobile, AL 36652

**Re: Case #SUB2006-00292 (Subdivision)  
The Madeira of Mobile Subdivision**

West side of South University Boulevard, 750'± South of Old Shell Road,  
extending to the North termini of Barbara Mitchell Drive East, General Bullard  
Avenue, and Westfield Avenue, and extending to the East side of Long Street,  
900'± South of Old Shell Road.  
3 Lots / 17.5± Acres

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

At its meeting on December 21, 2006, the Planning Commission considered the above  
referenced subdivision.

After discussion, it was decided to holdover this application until the January 18, 2007  
meeting to accommodate the PUD revisions, and the following requirements:

- 1) revision of the plat to address Engineering Comments;**
- 2) revision of the plat to place Forestry Comments as a note on the plat;**
- 3) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;**
- 4) placement of a note on the site plan and subdivision plat stating that Lot 1 is limited to one curb-cut onto University Boulevard and denied access to Westfield Avenue, General Bullard Avenue, and Long Street (until Long Street is constructed to city standards from the site North to Old Shell Road, at which time Lot 1 should be limited to two curb-cuts), Lots 2 and 3 are limited to two curb-cuts each onto University Boulevard, that Lot 3 is denied access to Barbara Mitchell Drive East, and that the size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) depiction of the minimum building setback line for all lots, from all street frontages.**

**The Madeira of Mobile Subdivision**  
**December 21, 2006**  
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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 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](mailto: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 & Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 21, 2006

University of South Alabama Foundation  
P.O. Box 3148  
Mobile, AL 36652

**Re: Case #ZON2006-02549 (Rezoning)**

**University of South Alabama Foundation**

West side of South University Boulevard, 750'± South of Old Shell Road,  
extending to the North termini of Barbara Mitchell Drive East, General Bullard  
Avenue, and Westfield Avenue, and extending to the East side of Long Street,  
900'± South of Old Shell Road.

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

At its meeting on December 21, 2006, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, B-2, Neighborhood Business, and B-3, Community Business, to B-1, Buffer Business, to eliminate split zoning in a commercial subdivision and to allow an apartment complex, and unspecified commercial use.

After discussion, it was decided to holdover this change in zoning until the January 18<sup>th</sup> meeting to accommodate revisions listed under the PUD and Subdivision recommendations.

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**

December 21, 2006

University of South Alabama Foundation  
P.O. Box 3148  
Mobile, AL 36652

**Re: Case #ZON2006-02548 (Planned Unit Development)**

**The Madeira of Mobile Planned Unit Development**

West side of South University Boulevard, ¼ mile ± South of Old Shell Road,  
extending to the North termini of General Bullard Avenue and Westfield Avenue,  
and extending to the East side of Long Street, 900' ± South of Old Shell Road.

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

At its meeting on December 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow for multiple buildings on a single building site for a 240 unit residential apartment complex.

After discussion, it was decided to holdover this plan until January 18<sup>th</sup>, with revisions due to Urban Development by December 27<sup>th</sup>, to give the applicant time to address the following:

- 1) **revision of the site plan and subdivision plat to depict compliance with Engineering comments (*Flood zone should be depicted on plat based on the flood zone limits from FIRM maps, not based on elevation. Show minimum finished floor elevation on each lot. Show drainage easements. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 2) **revision of the site plan and subdivision plat to depict compliance with 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). Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or***

*impending danger.*);

- 3) revision of the site plan to indicate the total number of parking spaces, including within garages, the total size of the “community building,” the number of stories of all buildings, and labeling of the proposed pool;
- 4) consultation with Fire / Rescue to determine if modifications to the site plan are necessary to comply with their regulations, and revision of the site plan as appropriate;
- 5) revision of the site plan to depict compliance with the open space and tree and landscaping requirements of the Zoning Ordinance, including the necessary site calculations required by Section 64-5.C.2. of the Zoning Ordinance;
- 6) depiction and labeling of any required stormwater detention basins;
- 7) depiction and labeling of dumpster locations, with screening that complies with Section 64-4.D.9. of the Zoning Ordinance;
- 8) revision of the site plan to ensure that all proposed structures meet setback requirements, and depiction of the minimum building setback line on both the site plan and the subdivision plat;
- 9) provision and depiction of a 10-foot wide vegetative buffer and 6 to 8 foot high privacy fence or wall where the portion of the site to be developed abuts adjacent R-1 districts that are developed with single-family residences;
- 10) placement of a note on the site plan stating that maintenance of all common areas and detention areas is the responsibility of the property owners;
- 11) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per the requirements of Section 64-4.A.2. the Zoning Ordinance;
- 12) depiction of the pedestrian circulation system on the site plan, including the depiction of a sidewalk along University Boulevard;
- 13) placement of a note on the site plan and plat stating that the approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and
- 14) placement of a note on the site plan and subdivision plat stating that Lot 1 is limited to one curb-cut onto University Boulevard and denied access to Westfield Avenue, General Bullard Avenue, and Long Street (until Long Street is constructed to city standards from the site North to Old Shell Road, at which time Lot 1 should be limited to two curb-cuts), Lots 2 and 3 are limited to two curb-cuts each onto University Boulevard, that Lot 3 is denied access to Barbara Mitchell Drive East, and that the size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

**The Madeira of Mobile Planned Unit Development**  
**December 21, 2006**  
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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