



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

LV5K
2600 Dauphin St
Mobile, AL 36606

Re: 4645 Airport Boulevard
(Southeast corner of Airport Boulevard and South University Boulevard)
Council District 5
SUB-000779-2018 (Subdivision)
Airport University Subdivision
2 Lots / 3.3± Acres

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

At its meeting on December 20, 2018, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to depict the most recently approved final plat legal description;
- 2) retention of the lot sizes in square feet and acres;
- 3) retention of the 25' minimum building setback lines;
- 4) 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. Provide information from the recorded Subdivision Plat – RESUBDIVISION OF A PORTION OF LOTS 51-54, GOVERNMENT STREET HIGHLANDS, Instrument #2018025632 that was recorded 5-9-18. C. Show and label each and every Right-Of-Way and easement. D. Provide a written description for the subdivision boundary. The individual parcel descriptions that are shown may remain. E. Clarify/show the beginning and ending of each of the curves. F. Check the written legal description. The area labeled as “LESS AND EXCEPT” is not listed as being included in either of the written description for LOT A or LOT B. G. Provide SHEET 2 OF 2 for review. H. Add a signature block for the Owner and Notary Public. I. Provide the Owner’s***

(notarized), Planning Commission, and Traffic Engineering signatures. 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 to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.”

- 5) placement of a note on the Final Plat stating that Lot B is denied direct access to Dogwood Drive and the following Traffic Engineering comments: *“Site is denied access to Airport Blvd, and limited to one driveway each to University Blvd and Dogwood Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of the northbound right turn lane on University Boulevard at Airport Boulevard, as illustrated in the provided site plan. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”*
- 6) 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.”;*
- 7) 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*
- 8) 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 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.

Airport University Subdivision
December 27, 2018

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: Casey Genovese



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

LV5K
2600 Dauphin St
Mobile, AL 36606

Re: 4645 Airport Boulevard
(Southeast corner of Airport Boulevard and South University Boulevard)
Council District 5
PUD-000783-2018 (Planned Unit Development)
Airport University Subdivision

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

At its meeting on December 20, 2018, the Planning Commission considered Planned Unit Development Approval to allow shared access between multiple sites.

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 is reconfiguring a previous lot to allow additional development without further encroachment into an existing residential district;**
- 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 is creating more businesses on the existing property;**
- 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 site is being redeveloped to include additional uses;**
- f. **the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is partially already under development that will be served with public infrastructure.**

The approval is subject to the following conditions:

- 1) revision of the site plan to depict the most recently approved final plat legal description;
- 2) retention of the lot sizes in square feet and acres;
- 3) retention of the 25' minimum building setback lines;
- 4) retention of sidewalks along the property on any future plans;
- 5) submission of a revised PUD site plan prior to the submission of any building permits/ construction on Lot B;
- 6) compliance with Engineering comments: *“Label the drawing as the PUD Site Plan. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”*
- 7) placement of a note on the Final Plat stating that Lot B is denied direct access to Dogwood Drive and the following Traffic Engineering comments: *“Site is denied access to Airport Blvd, and limited to one driveway each to University Blvd and Dogwood Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of the northbound right turn lane on University Boulevard at Airport Boulevard, as illustrated in the provided site plan. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”*
- 8) 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*

Airport University (PUD)
December 27, 2018

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.”;

- 9) **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
- 10) **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: Casey Genovese