



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Gerald T. Still & Alex Pastore
634 Piccadilly Square Drive
Mobile, AL 36606

Re: Case #SUB2014-00021 (Subdivision)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North). 1 Lot /
12.5± Acres

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

At its meeting on April 17, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to illustrate the lot size in square feet and acres;**
- 2) **Revision of the Final Plat to illustrate the 25' minimum building setback line along Demetropolis Road and the abutting street stub on the west side of the property;**
- 3) **Revision of the Final Plat to illustrate a 100' right-of-way for Demetropolis Road;**
- 4) **Placement of a note on the Final Plat stating the site is denied access to Vivian Drive and limited to one curb-cut to Demetropolis Road with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 6) **Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;**
- 7) **Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);**

- 8) Compliance with Engineering Comments: (The following comments should be addressed prior to acceptance and 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. C. 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. D. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Provide a vicinity map. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. H. Provide the Surveyor's Certificate and Signature. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. K. Any areas receiving drainage from a public street will require a drainage easement, the width and alignment of any required easement shall be coordinated with, and approved by, the City Engineer.);**
- 9) Compliance with Traffic Engineering Comments: (Site is limited to one curb-cut to Demetropolis Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A secondary access may be granted if needed based on fire code requirements. Any secondary access will be restricted to emergency access only. Access to the unimproved right-of-way of Vivian Drive is denied. A traffic impact study will need to be conducted for this site, based on its development intensity and proposed access point aligned with the existing signalized intersection. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The submission and approval of the traffic study must be completed prior to the issuance of any permits for land disturbing activities.);**
- 10) 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). Preservation status granted for all 45" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut location, building locations, and location of the proposed street and internal circulation drive should also**

**Emerald Oaks LLC, Subdivision
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be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.);

11) Compliance with Fire Department Comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and

12) Completion of the Rezoning process prior to the signing of the Final Plat.

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.

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.

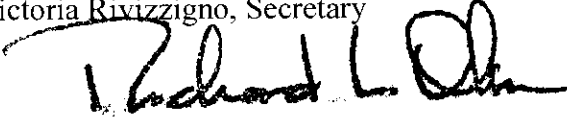
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Driven Engineering, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Gerald T. Still & Alex Pastore
634 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2014-00392 (Planned Unit Development)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North). Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on April 17, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **Submission of a PUD request to the Planning Commission with associated labels and fees once a finalized site plan for development has been prepared;**
- 2) **Compliance with Engineering Comments: (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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. A Land Disturbance Permit application will be required 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, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and**

Emerald Oaks LLC, Subdivision PUD
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- issued prior to beginning any of the construction work. 4. The existing drainage way and drainage easement will need to be protected and maintained during each phase of construction. Any proposed revisions to either will need to be approved by the City Engineer. 5. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii. 3-18-2004 Policy Letter (Additional subdivision street requirements));
- 3) **Compliance with Traffic Engineering Comments:** (Site is limited to one curb-cut to Demetropolis Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A secondary access may be granted if needed based on fire code requirements. Any secondary access will be restricted to emergency access only. Access to the unimproved right-of-way of Vivian Drive is denied. A traffic impact study will need to be conducted for this site, based on its development intensity and proposed access point aligned with the existing signalized intersection. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The submission and approval of the traffic study must be completed prior to the issuance of any permits for land disturbing activities.);
 - 4) **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). Preservation status granted for all 45" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut location, building locations, and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.);
 - 5) **Revision of the layout, as necessary, to reflect Engineering, Traffic Engineering and Urban Forestry comments;**
 - 6) **Completion of a traffic impact study, as required by Traffic Engineering; and**
 - 7) **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: Driven Engineering, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Emerald Oaks, LLC
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #ZON2014-00394 (Rezoning)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District
to allow a multi family development.

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

At its meeting on April 17, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District to allow a multi family development.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **Completion of the Subdivision process;**
- 2) **Limited to an approved PUD; and**
- 3) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$552.90. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Driven Engineering, Inc.