



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

RJ Billingsley
P.O. Box 190279
Mobile, AL 36619

Re: Case #SUB2014-00004 (Subdivision)
MAC Business Park Subdivision (A private road Subdivision)
3265 Hamilton Boulevard
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road)
1 Lot / 6.8± Acres

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

At its meeting on May 01, 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) retention of the labeling of lot sizes in square feet and acres on the Final Plat;
- 2) retention of 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating each lot is limited to access to MAC Drive only;
- 4) placement of a note on the Final Plat stating that Lot 1 is denied curb-cuts or direct access to Hamilton Boulevard.
- 5) retention of the note on the Final Plat referencing Section VIII.E.2.h. and Section VIII.E.2.j. of the Subdivision Regulations regarding private streets;
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 7) submission of 2 copies of a revised PUD site plans prior to the signing of the Final Plat;
- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state and local environmental agencies for wetlands issues is required prior to the issuance of any permits or land disturbance activities;
- 9) retention of 50' right-of-way from centerline of Hamilton Boulevard on the Final Plat;
- 10) compliance with Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Delete

**MAC Business Park Subdivision
May 02, 2014**

Subdivision Note 1. This subdivision is located within the City of Mobile. 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. Dedication of a cul-de-sac or adequate turnaround (as approved by the City Engineer, Traffic Engineer, and Fire Dept.) at the south end of Mac Drive. The Subdivision Regulations require a minimum 60' radius. D. The proposed private road should be constructed in accordance with current Engineering Department policy letters and design criteria, and the Subdivision Regulations. This would allow the potential for future acceptance by the City for the maintenance of the roadway (and dedicated ROW). E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Traffic Engineer and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. . H. Add a note to the SUBDIVISION PLAT 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. I. Portions of Hamilton Blvd are also maintained by ALDOT. Contact ALDOT and City of Mobile Engineering Dept. during design phase for ROW requirements”;

- 11) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;**
- 12) compliance with Urban Forestry: “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).”; and**
- 13) compliance with Fire 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.”**

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.

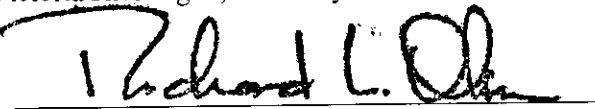
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Douglas A. Bryant



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

RJ Billingsley
P.O. Box 190279
Mobile, AL 36619

Re: Case #ZON2014-00499 (Planned Unit Development)
MAC Business Park Subdivision (A private road Subdivision)
3265 Hamilton Boulevard
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road).
Planned Unit Development Approval to allow a private road subdivision.
Council District 4

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow a private road subdivision.

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

- 1) retention of existing structures on the site plan;
- 2) retention of paved parking lots (for required parking), entrance drives, and access and maneuvering aisles for the previously developed lots;
- 3) submission of revised site plans illustrating frontage trees and full landscaping compliance for Lots 2 and 3;
- 4) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 5) retention of the note on the site plan stating that curbside pickup will be utilized;
- 6) an ADMIN PUD will be required for each individual lot development;
- 7) every business operating on the site must have a City of Mobile business license, and if started after annexation, must also have a Zoning Clearance certificate;
- 8) subject to Engineering comments: "1. Any work performed in the existing Hamilton Blvd ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a

MAC Business Park PUD
May 02, 2014

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). Also, the applicant may need to coordinate with ALDOT. 2. Add a note to the PUD Site Plan that 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. Add a note to the PUD Site Plan that each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property, including the construction of the proposed PRIVATE ROAD. 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 issued prior to beginning any of the construction work. 4. Add a note to the PUD Site 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) 3-18-2004 Policy Letter (Additional subdivision street requirements)

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

cc: Douglas A. Bryant