



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 9, 2020

Christopher Huffman
740 Museum Dr.
Mobile, AL 36608

Re: 5000 Rangeline Crossing Drive
(Southeast corner of Halls Mill Road and Rangeline Crossing Drive [private drive]).
Council District 4
SUB-001353-2020
Resubdivision of Lot 2, Rangeline Crossing Subdivision III
Number of Lots / Acres: 1 Lot / 1.7± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on November 5, 2020, the Planning Commission considered the above referenced application.

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

- 1) Compliance with Traffic Engineering comments** *(An updated traffic impact study has been prepared for this site which includes the existing development and the proposed 11,000 SF retail included in this PUD application. The report submitted is not considered a final, accepted study as issues within it were identified that need to be addressed. A revised study must be submitted to the City prior to the Traffic Engineering Department approving building permits for the proposed development. The Rangeline Crossing PUD includes significant areas reserved for future development. PUD approval is for the development shown on this specific site plan. Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The study confirms the off-site improvements along Halls Mill Road as permitted under ROW-032640-2019 are needed to mitigate the development of the site. Traffic Engineering approval is contingent upon the completion of off-site improvements as required by the City of Mobile in permit ROW-032640-2019. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by*

Resubdivision of Lot 2, Rangeline Crossing Subdivision III
November 9, 2020

ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 2) 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. Add street names to the vicinity map including Rangeline Crossing Dr. C. Provide the Surveyor's and Owner's (notarized) signatures. D. 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. E. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. F. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*);**
- 3) 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.*);**
- 4) 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**
- 5) Completion of the Subdivision process prior to any request for Certificates of Occupancy.**

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.

Resubdivision of Lot 2, Rangeline Crossing Subdivision III
November 9, 2020

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: Wattier Surveying, Inc.
24/7 Development Partners of Alabama, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 9, 2020

Asarisi & Associates, LLC
6170 Omni Park Drive, Suite C
Mobile, AL 36609

Re: 5000 Rangeline Crossing Drive

(Southeast corner of Halls Mill Road and Rangeline Crossing Drive [private drive]).

Council District 4

PUD-001350-2020

Resubdivision of Lot 2, Rangeline Crossing Subdivision III

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots.

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

At its meeting on November 5, 2020, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. **the proposal promotes the objective of Creative design, because the site development is part of an overall Planned Unit Development;**
- b. **the proposal promotes the objective of Flexibility, because access will only be via a private street;**
- c. **the proposal promotes the objective of Efficient land use, because the overall Planned Unit Development will utilize a relatively compact area;**
- d. **the proposal promotes the objective of Open space, because landscape and common areas will be provided throughout the development;**

The approval is subject to the following conditions:

- 1) **The approval is for the proposed 11,000 square foot development shown on the site plan. Additional future development within the overall Planned Unit Development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements;**

- 2) The off-site improvements required as part of the June 2018 Planned Unit Development approval must be completed and approved by the City and ALDOT prior to the issuance of temporary or permanent Certificates of Occupancy for the proposed development on this site.
- 3) Compliance with Traffic Engineering comments (*An updated traffic impact study has been prepared for this site which includes the existing development and the proposed 11,000 SF retail included in this PUD application. The report submitted is not considered a final, accepted study as issues within it were identified that need to be addressed. A revised study must be submitted to the City prior to the Traffic Engineering Department approving building permits for the proposed development. The Rangeline Crossing PUD includes significant areas reserved for future development. PUD approval is for the development shown on this specific site plan. Additional future development which significantly increases trips per day will require a revised Traffic Impact Study and, as appropriate, additional off-site improvements. The study confirms the off-site improvements along Halls Mill Road as permitted under ROW-032640-2019 are needed to mitigate the development of the site. Traffic Engineering approval is contingent upon the completion of off-site improvements as required by the City of Mobile in permit ROW-032640-2019. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Driveway number, size, location and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 4) Compliance with Engineering comments (*1. Add "Rangeline Crossing Dr." to the vicinity map on Sheet PUD 1. 2. Label "Rangeline Crossing Dr." as "PRIVATE" on the plan view Sheet PUD 2. 3. Retain CITY COMPLIANCE NOTES #1 - #5 and CITY ENGINEERING NOTE #1 as shown on the MOBILE CITY PUD APPLICATION drawing SHEET PUD 1 dated 7-21-2020.*);
- 5) 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.*);
- 6) 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)*);
- 7) Provision of a revised Traffic Impact Study, per Traffic Engineering comments;
- 8) Depiction of compliance with lighting, dumpster, tree and landscape requirements of the Zoning Ordinance at time of application for land disturbance;
- 9) Provision of a revised PUD site plan reflecting any conditions of approval;
- 10) Completion of the Subdivision process prior to any request for Certificates of Occupancy; and
- 11) Full compliance with all other municipal codes and ordinances.

Rangeline Crossing PUD-001350-2020
November 9, 2020

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 Rappas
Deputy Director of Planning and Zoning

cc: RC Halls Mill Investments, LLC
24/7 Development Partners of Alabama, LLC