



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Dobbs Mobile Bay, an Alabama Corp.
200 SW 1st Avenue, 14 Floor
Fort Lauderdale, FL 33301

Re: 901, 909 and 925 East I-65 Service Road South
(East side of East I-65 Service Road South, 3/10 mile± North of International Drive).
Council District 5
SUB2016-00125 (Subdivision)
Autonation Ford of Mobile Subdivision

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations , the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat, or furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating Lots A and B are limited to their existing curb cuts, and Lot C is limited to two curb cuts, with any changes in their sizes, locations, or designs to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line along East I-65 Service Road South;
- 4) placement of a note on the Final Plat stating no structures may be built in any easement, with the exception of the sign easement;
- 5) compliance with Engineering Comments: **(FINAL PLAT COMMENTS** (should be addressed prior to submitting the **FINAL PLAT** for 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Revise 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. C) Provide a written legal description for the proposed subdivision (boundary) and matching bearing and distance labels. D) Show and label each and every Right-Of-Way and easement, especially the drainage easements. E) Provide and label the monument set or found at each subdivision corner. F) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G) The area along the east property line is receiving drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. H) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. I) 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. J) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K) Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. L) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering Comments: (East I-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. New 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.);
- 7) 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).);
- 8) compliance with Fire Department 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).);
- 9) revision of the PUD site plan prior to signing of the Final Plat;

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- 10) completion of the subdivision process prior to any requests for new construction; and**
- 11) compliance with all applicable 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 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 marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary



By: _____

Richard Olsen
Deputy Director of Planning

cc: Joseph Treadwell
Delaneys, Inc.



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December 20, 2016

Dobbs Mobile Bay, an Alabama Corp.
200 SW 1st Avenue, 14 Floor
Fort Lauderdale, FL 33301

Re: 901, 909 and 925 East I-65 Service Road South
(East side of East I-65 Service Road South, 3/10 mile± North of International Drive).
Council District 5
ZON2016-02099 (PUD)
Autonation Ford of Mobile Subdivision

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

At its meeting on December 15, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between multiple building sites.

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

- 1) revision of the site plan to illustrate lot sizes in both square feet and acres, or furnishing of a table on the site plan providing the same information;
- 2) placement of a note on the site plan stating Lots A and B are limited to their existing curb cuts, with any changes in their sizes, locations, or designs to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;
- 3) revision of the site plan to illustrate the 25' minimum building setback line along East I-65 Service Road South;
- 4) placement of a note on the site plan stating no structures may be built in any easement;
- 5) revision of the site plan to illustrate compliance with Section 64-6.A.6. of the Zoning Ordinance regarding the appropriate amounts of off-street parking spaces for office-distribution mixed use establishments;
- 6) placement of a note on the site plan stating any new lighting on the site must comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 7) retention of the sizes of proposed and existing structures;
- 8) retention of the note stating fencing on the site will comply with Section 64-4.D.6. of the Zoning Ordinance;

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- 9) placement of a note on the site plan stating the addition of barbed wire fencing on the site is subject to the approval of the Director of the Planning and Zoning Department, or his/her designee;
- 10) revision of the site plan to illustrate full compliance with Section 64-4.E.3. of the Zoning Ordinance regarding trees and landscaping, or submission and approval of an application to amend the previously approved Variance(s) by the Board of Zoning Adjustment;
- 11) placement of a note on the site plan stating the existing dumpster will comply with Section 64-4.D.9. of the Zoning Ordinance regarding enclosure and sanitary sewer requirements;
- 12) compliance with Engineering Comments: (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). An ALDOT permit will also be required. 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, 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. 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) 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. 5) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 13) compliance with Traffic Engineering Comments: (East I-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. New 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.);
- 14) 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).);
- 15) compliance with Fire Department 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).);
- 16) submission of two revised PUD site plans to the Planning and Zoning Department prior to the signing of the Final Plat;
- 17) completion of the subdivision process prior to any requests for new construction;
and
- 18) compliance with all applicable codes and ordinances.

**Autonation Ford of Mobile Subdivision PUD
December 20, 2016**

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: 

Richard Olsen
Deputy Director of Planning

cc: Joseph Treadwell
Delaneys, Inc.
Freeland & Kaufman, Inc.