



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June, 9 2014

Klyce Enterprises  
3308 Springdale Boulevard  
Mobile, AL 36606

**Re: Case #SUB2014-00013 (Subdivision)**  
**Mock Subdivision**  
6377 Old Shell Road  
(Southeast corner of Old Shell Road and Hillcrest Road).  
2 Lots / 2.4± Acres

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to indicate the 25' minimum building setback line along all street frontages after right-of-way vacations;**
- 2) **revision of the plat to label each lot with its size in square feet and acres after vacation of the rights-of-way, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **completion of the vacation process for the rights-of-way prior to signing the Final Plat;**
- 4) **placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Hillcrest 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 Lot B is limited to one right-in/right-out curb cut to Old Shell Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that preservation status is given to the 37" Live Oak Tree and 72" Live Oak Tree on Lot A, and any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;**

- 7) submission to Planning and Traffic Engineering and approval of a Traffic Impact Study, evaluating only the Hillcrest / Old Shell Road intersection, prior to the issuance of any land disturbance permit for the site;
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) subject to the 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. Storm water detention will be required for any proposed land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - # 72) this lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate exact amount with City Engineering Department staff prior to submitting the Land Disturbance Permit application. D. 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. E. Applicant must complete the ROW vacation process prior to receiving the City and Traffic Engineer's signatures on the Subdivision Plat. F. Show the recording information for the vacated public ROW. G. Provide a written legal description for the subdivision, and matching bearing and distance labels, conforming to the approved Vacation of ROW. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. 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.);
- 10) subject to the Traffic Engineering comments: (A traffic impact study will need to be conducted for this site, based on its development intensity and location at a high volume intersection. The impact study must be completed prior to the issuance of any permits for land disturbance activities. The site is limited to one curb-cut on Old Shell Road (right-in, right-out only), and one curb cut to Hillcrest Road, with size location and design to be approved by Traffic Engineering and conform to AASHTO standards. Right-of-way

**Mock Subdivision**

**June 9, 2014**

**vacation has been revised to address Traffic Engineering's concern for access to traffic signal equipment. 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.);**

- 11) subject to the 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 is to be given to the 72" and 37" Live Oak Trees located on the North West side of development. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);**
- 12) subject to the 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**
- 13) submittal of two (2) copies of a revised PUD site plan incorporating all conditions of approval for the PUD prior to signing the Final Plat for the Subdivision.**

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](mailto:travisz@cityofmobile.org).

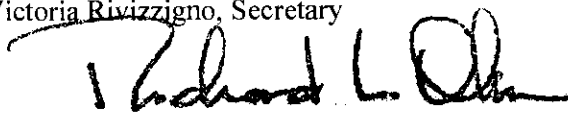
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Frances Gordon and Maurice Mock  
Lassiter Holdings  
Clark, Geer, Latham & Associates, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Klyce Enterprises  
3308 Springhill Avenue  
Mobile, AL 36606

**Re: Case #ZON2014-00230 (Planned Unit Development)**  
**Mock Subdivision**  
6377 Old Shell Road  
(Southeast corner of Old Shell Road and Hillcrest Road).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on June 5, 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) **retention of the 25' minimum building setback line as indicated on the site plan;**
- 2) **completion of the vacation process for the right-of-way prior to signing the Final Plat for the Subdivision;**
- 3) **placement of a note on the site plan stating that the site is limited to one curb cut to Hillcrest Road and one curb cut to Old Shell Road, with the size, location and design of the curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the site plan stating that the Old Shell Road curb cut is limited to right-turn-in/right-turn-out traffic only;**
- 5) **placement of a note on the site plan stating that preservation status is given to the 37" Live Oak Tree and 72" Live Oak Tree on the site, and any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;**

- 6) submission to Planning and Traffic Engineering and approval of a Traffic Impact Study, evaluating only the Hillcrest / Old Shell Road intersection, prior to the issuance of any land disturbance permit for the site;
- 7) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) retention of all landscaping, tree planting, site coverage, parking, and site data calculations as on the submitted site plan;
- 9) compliance with the lighting requirements of Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan, at the time of land disturbance submittals;
- 10) revision of the site plan to indicate the location and type of required tree plantings;
- 11) subject to the Engineering comments: [1. Applicant must complete the ROW vacation process prior to receiving Engineering approval for any Land Disturbance Permit or ROW Permit. 2. 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). 3. Any and all proposed land disturbing activity within the property will need to 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. 4. 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)];
- 12) subject to the Traffic Engineering comments: (A traffic impact study will need to be conducted for this site, based on its development intensity and location at a high volume intersection. The impact study must be completed prior to the issuance of any permits for land disturbance activities. The site is limited to one curb-cut on Old Shell Road (right-in, right-out only), and one curb cut to Hillcrest Road, with size location and design to be approved by Traffic Engineering and conform to AASHTO standards. Right-of-way vacation has been revised to address Traffic Engineering's concern for access to traffic signal equipment. 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.);
- 13) subject to the 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 is to be given to the 72" and

**Mock Subdivision PUD**

**June 9, 2014**

**37" Live Oak Trees located on the North West side of development. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.];**

**14) subject to the 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**

**15) submittal of two (2) copies of a revised PUD site plan incorporating all conditions of approval for the PUD prior to signing the Final Plat for the Subdivision.**

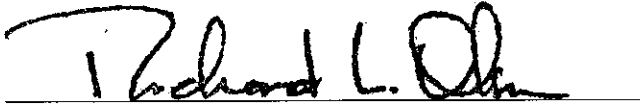
If you have any questions regarding this action, please call this office at 251-208-5895.

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