



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Cellular South Real Estate, Inc.
1018 Highland Colony Pkwy Suite 210
Ridgeland, MS 39157

Re: 1621 Virginia Street
(Southeast corner of Virginia Street and Lott Street, extending to the North side of
Dublin Street East and Gulf Mobile and Ohio Railroad).
Council District 2
SUB2014-00131 (Subdivision)
Ladd Peebles Stadium Subdivision
2 Lots / 43.1± Acres

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

At its meeting on June 18, 2015, the Planning Commission considered the above
referenced subdivision application.

After discussion, and with waivers of Sections V.D.2. and V.D.4., the Planning
Commission tentatively approved the above referenced subdivision subject to the
following conditions:

- 1) retention of the labeling of both lots with their sizes in both square feet and
acres, or the furnishing of a table on the Final Plat providing the same
information;
- 2) retention of the note on the Final Plat stating that Lot 2 is limited to the
existing curb cuts to all streets, with the size, location and design of all curb
cuts to be approved by Traffic Engineering and conform to AASHTO
standards;
- 3) retention of the 25' minimum building setback line along all street frontages,
except Virginia Street;
- 4) retention of the 40' minimum building setback line along Virginia Street;
- 5) revision of the plat to coincide with the scale as given on the plat;
- 6) subject to the Engineering comments: [The following 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. 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. 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. The drawing must be on a larger size sheet than the 11" x 17" plan submitted for this review. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature. The original and copy must be on a larger size sheet than the 11"x17" plan submitted for this review.];
- 7) subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 8) 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).];
 - 9) subject to the 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).]; and
 - 10) submission and approval of three (3) copies of revised Planning Approval and PUD site plans to Planning prior to signing 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 marine.karapetyan@cityofmobile.org.


Ladd Peebles Stadium Subdivision
June 23, 2015

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

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

By: _____

Richard Olsen

Deputy Director of Planning

cc: City of Mobile
Joe Schifano



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Re: 1621 Virginia Street
(Southeast corner of Virginia Street and Lott Street, extending to the North side of Dublin Street East and Gulf Mobile and Ohio Railroad).
Council District 2
ZON2014-02188 (Planned Unit Development)
Ladd Peebles Stadium Subdivision

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

At its meeting on June 18, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) **revision of the site plan to indicate a compliant vehicular access and parking surface outside the tower compound should the Surface Variance request be denied by the Board of Zoning Adjustment;**
- 2) **revision of the site plan to indicate compliant tree plantings, if required, around the tower compound, to be coordinated with the Planning Division, should the Tree Planting Variance request be denied by the Board of Zoning Adjustment;**
- 3) **subject to the Board of Zoning Adjustment approving the associated Height, Setback and Residential Buffer Variance (if required) requests prior to any land disturbance activities;**
- 4) **subject to the Engineering comments: [Due to the proposed subdivision, LOT 2 may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 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**

Ladd Peebles Stadium Subdivision PUD
June 23, 2015

- 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. 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 proposed development must comply with all Engineering Department Policy Letters.];
- 5) subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 6) 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).];
 - 7) subject to the 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).];
 - 8) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
 - 9) full compliance with all 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

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: City of Mobile
Joe Schifano



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Council District 2

ZON2014-02190 (Planning Approval)

Ladd Peebles Stadium Subdivision

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

At its meeting on June 18, 2015, the Planning Commission considered a request for Planning Approval to allow a cell tower in a B-3, Community Business District.

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

- 1) the tower limited to a monopole design, 147' high, with a 5' lightning rod above, with an overall height of 152' above ground level;
- 2) revision of the site plan to indicate a compliant vehicular access and parking surface outside the tower compound should the Surface Variance request be denied by the Board of Zoning Adjustment;
- 3) revision of the site plan to indicate compliant tree plantings, if required, around the tower compound, to be coordinated with the Planning Division, should the Tree Planting Variance request be denied by the Board of Zoning Adjustment;
- 4) subject to the Board of Zoning Adjustment approving the associated Height, Setback and Residential Buffer (if required) Variance requests prior to any land disturbance activities;
- 5) subject to the 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. A Land Disturbance Permit application

Ladd Peebles Stadium Subdivision PUD
June 23, 2015

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.];

- 6) subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 7) 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).];
- 8) subject to the 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) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 10) full compliance with all municipal codes and ordinances.

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