



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2017

RL REGI LLC
7000 Central Parkway, Suite 700
Atlanta, GA 30328

Re: 5289 Halls Mill Road
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of
Demetropolis Road).
Council District 4
SUB-000143-2017 (Subdivision)
Rangeline Crossing III Subdivision

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

At its meeting on August 17, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of lot sizes in square feet and acres;
- 2) Retention of the 25' minimum building setback lines along where the property lines abut road frontage;
- 3) Placement of a note on the Final Plat stating the number, size, design and location of curb-cuts is subject to a Planning Commission approved Planned Unit Development;
- 4) Placement of a note on the Final Plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;
- 5) 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. Review and revise the written legal description to include the actual recording information for previous subdivision. C. Label Yogger Pass as Private ROW and recording information. Also label it as "NOT INCLUDED" for this plat. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other*

Rangeline Crossing III Subdivision
August 22, 2017

signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.”;

- 6) **Compliance with Traffic Engineering comments:** *“A traffic impact study was completed for this site. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. 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. The site address needs to be corrected on the submitted PUD site plan. The previously approved plat from the May 4 Planning Commission meeting will need to be recorded prior to recording the resubdivision that is currently being presented for approval.”;*
- 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 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
- 9) **completion of the PUD process prior to the signing of 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 Planning and Zoning Department 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 Planning and Zoning Department 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 & Zoning

cc: Asarisi & Associates, LLC
Wattier Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2017

Asarisi & Associates, LLC
6348 Piccadilly Square Dr., Suite 215
Mobile, AL 36609

Re: 5289 Halls Mill Road
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the
West side of Demetropolis Road).
Council District 4
PUD-000142-2017 (Planned Unit Development)
Rangeline Crossing III Subdivision

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

At its meeting on August 17, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots.

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

- 1) Retention of lot sizes in square feet and acres;**
- 2) Retention of the 25' minimum building setback lines along where the property lines abut road frontage;**
- 3) Retention of the note on the site plan stating full tree planting and landscape requirements will be met and in compliance with Section 64-4.E of the Zoning Ordinance;**
- 4) Placement of a note on the site plan stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;**
- 5) Compliance with Engineering comments: "DELETE PUD NOTES #1 AND #2 SINCE THEY CONFLICT WITH CITY COMPLIANCE NOTES #2 & #3. RENUMBER THE CITY COMPLIANCE NOTES #4 - #10 SO THAT THERE ARE NOT TWO (2) #4 NOTES. RETAIN THE FIVE (5) CITY COMPLIANCE NOTES #1 - #4 SHOWN ON THE PLANNED UNIT DEVELOPMENT III 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). 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.”;

- 6) Compliance with Traffic Engineering comments: “A traffic impact study was completed for this site. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. 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. The site address needs to be corrected on the submitted PUD site plan. The previously approved plat from the May 4 Planning Commission meeting will need to be recorded prior to recording the resubdivision that is currently being presented for approval.”;**
- 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 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 of a revised PUD site plan prior to the signing of the Final Plat.**

Rangeline Crossing III Subdivision PUD

August 22, 2017

- 10) Provision of two revised PUD copies of the site plan for the Planning and Zoning Department; and**
- 11) Compliance with all other municipal codes and ordinances.**

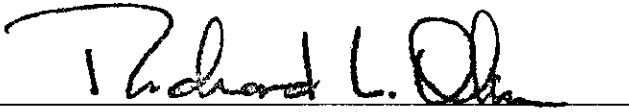
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 & Zoning

cc: RL REGI, LLC