



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

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

**SUB2016-00092 (Subdivision)**

**Rangeline Crossing Subdivision**

2 Lots / 82.8± Acres

Dear Applicant(s):

At its meeting on October 20, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the 25' minimum building setback line;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the note on the plat stating that Lot A is limited to two curb-cuts per street frontage and Lot B is limited to one curb cut to its street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 4) comply with Traffic Engineering comments (*Rangeline Road Service Road is an ALDOT maintained roadway. Lot A is limited to two curb cuts per street frontage, and Lot B is limited to one curb cut to its street frontage, with size, location and design to 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.*); and
- 5) full 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,*

**Rangeline Crossing Subdivision**  
**October 24, 2016**

*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 describing the proposed use of the Common Area (i.e. landscaping, open area, detention, playground) C. Revise the Subdivision Name to something that includes Resubdivision of Lot 2, Rangeline Crossing. D. Show and label each and every existing easement. GIS indicates a drainage easement recorded along the rear of LOT B, extending from Halls Mill Rd. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. G. 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 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);*
- 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) **submittal of two revised Planned Unit Development site plans to Planning and Zoning staff prior to the signing of the Final Plat; and**
- 9) **completion of the Subdivision process prior to request for land disturbance permits.**

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](mailto: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: Asarisi & Associates, LLC  
Wattier Surveying, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Asarisi & Associates, LLC  
6348 Piccadilly Square Drive, 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

**ZON2016-01689 (Planned Unit Development)**

**Rangeline Crossing Subdivision**

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

At its meeting on October 20, 2016, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two lots.

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

- 1) retention of the note on the site plan that improvements to Lot A will require new Planned Unit Development approvals;**
- 2) revision of the site plan to state that the dumpster will have a compliant enclosure and be connected to sanitary sewer;**
- 3) revision of the site plan to indicate the provision of compliant accessible parking;**
- 4) revision of the site plan to indicate 3 queuing spaces each will be provided for the menu board and the pick up window;**
- 5) revision of the site plan to show the sidewalk in the right-of-way;**
- 6) comply with Traffic Engineering comments (*Rangeline Road Service Road is an ALDOT maintained roadway. Lot A is limited to two curb cuts per street frontage, and Lot B is limited to one curb cut to its street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall***

**Rangeline Crossing Subdivision PUD**  
**October 24, 2016**

*meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 7) **comply with Urban Forestry comments (*Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*);**
- 8) **submittal of a photometric plan at time of permitting;**
- 9) **submittal of two revised Planned Unit Development site plans to Planning and Zoning staff prior to the signing of the Final Plat.**

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.  
Wattier Surveying, Inc.