



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Southeast Real Estate Acquisitions
3525 Piedmont Road, Building 8, Suite 205
Atlanta, GA 30305

Re: Case #SUB2012-00104 (Subdivision)
Parkside Subdivision

Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East
side of International Drive)
1 Lot / 18.23± Acres

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the
above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the development is limited to one (1) curb-cut onto Cottage Hill Road, and one (1) curb-cut onto International Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) compliance with Engineering comments (The following comments concerning the Final Plat should be addressed prior to review, acceptance and signature by the City Engineer:
 - 1) provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);
 - 2) a signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;
 - 3) add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045);
 - and 4) add a note to the plat that any development, including any land disturbing activity, will be required to obtain a Land Disturbance Permit; and any work within the Sledge Dr, International Dr, or Cottage Hill Rd ROW will require a ROW Permit.);

- 3) compliance with Traffic Engineering comments (A Traffic Impact Study was submitted and reviewed for this site. There are no objections to the findings in the study. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a right turn lane on Cottage Hill Road and modification to the center lane striping to allow a dedicated left turn lane into the site. Design of construction/improvements in right-of-way will be approved by Engineering and Traffic Engineering during the permitting process. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The site driveway on Cottage Hill Road should be wide enough to allow for two 12' lanes, both ingress and egress.);
- 4) compliance with 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);
- 5) 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;
- 6) provision of sidewalks along all road frontages; and
- 7) completion of the Subdivision process prior to any requests for land disturbance.

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.

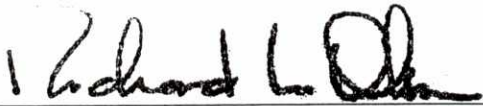
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: The Barber Companies
Rester and Coleman Engineers, Inc.



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CITY CLERK
LISA C. LAMBERT

Southeast Real Estate Acquisitions
3525 Piedmont Road, Building 8, Suite 205
Atlanta, GA 30305

**Re: Case #ZON2012-02612 (Planned Unit Development)
Parkside Subdivision**

Northeast corner of Cottage Hill Road and Sledge Drive, extending to the East side of International Drive)

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 5

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the above referenced Planned Unit Development subject to the following conditions:

- 1) **compliance with Engineering comments (Any work performed in the existing Cottage Hill Road, Sledge Drive, or International Drive ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development 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. According to the City of Mobile's 1984 aerial photographs these parcels were unimproved and wooded; therefore a detention facility(ies) will be required for any land disturbing**

activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. The surface grading for the proposed dumpster pad(s) and car wash area must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);

- 2) compliance with Traffic Engineering comments (A Traffic Impact Study was submitted and reviewed for this site. There are no objections to the findings in the study. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a right turn lane on Cottage Hill Road and modification to the center lane striping to allow a dedicated left turn lane into the site. Design of construction/improvements in right-of-way will be approved by Engineering and Traffic Engineering during the permitting process. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The site driveway on Cottage Hill Road should be wide enough to allow for two 12' lanes, both ingress and egress.);
- 3) compliance with 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);
- 4) completion of the Subdivision process prior to any request for land disturbance;
- 5) submission of a revised site plan illustrating sidewalks along all road frontages;
- 6) illustration of compliance on the revised PUD site plan with Section 64-5.C.2. of the Zoning Ordinance requiring 700 square feet of open space per dwelling unit, which cannot include streets, drainageways, parking areas, service areas and land covered by buildings;
- 7) submission of two copies of the revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat and
- 8) full compliance with all other municipal codes and ordinances.

Parkside Subdivision

January 4, 2013

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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: _____

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

Richard Olsen

Deputy Director of Planning

cc: The Barber Companies
Rester and Coleman Engineers, Inc.