



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Zimmer Development Company
ATTN: Tim Lassiter
111 Princess Street
Wilmington, NC 28401

Re: 139 East Drive
(East side of East Drive extending to the West side of Long Road (not open), 90'±
North of Windham Court).
Council District 6
SUB2015-00105 (Subdivision)
Campus Crest Subdivision
1 Lot / 10.6± Acres

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

At its meeting on October 1, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) Compliance with 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 Long Street ROW to the drawing. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 2) *Compliance with Traffic Engineering comments (A traffic impact study was submitted and reviewed for this development. Two hard copies (one for Traffic Engineering and one for Planning) of a final report will need to be submitted prior to permitting for this site. Traffic Engineering approval of this site is contingent upon the construction of all improvements identified in the study, including the modification to the roadway median on Old Shell Road adjacent to Long Street. The modification will allow full access to Long Street, by separating the left turn movements from the through movement with a raised island. This arrangement will provide space for northbound left turning traffic to store in the median, allowing a two-stage left turn movement. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Tree Commission approval will be required to remove crape myrtle trees from the median. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
 - 3) *Compliance with Urban Forestry comments, and placement of the comments as a note on the Final Plat (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 all 24 inch and larger Live Oak trees depicted on the PUD site plan as remaining on the site after construction. Tree protection barriers shall be placed a distance of 10 feet around all 24 inch and larger Live Oaks prior to land disturbance and during construction activities, and no site development may occur within 5 feet of a 24 inch and larger Live Oak that will be retained on the site, per Section 64-4.H.5. of the Zoning Ordinance. Removal of all other 24 inch and larger Live Oaks on the site will require a tree removal permit, to be submitted for Urban Forestry review. Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.); and*
 - 4) *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)).*

Campus Crest Subdivision
October 5, 2015

- 5) Provision of a revised PUD site plan prior to the signing of the Final Plat;
- 6) Removal of the existing single family residence at 139 East Drive, with appropriate permits, prior to the signing the Final Plat; and
- 7) Completion of the Subdivision process prior to any request for land disturbance permits for new construction (permits for clearing and grubbing will be allowed).

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.


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: Campus Crest at Mobile II, LLC
McCrory & Williams, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Zimmer Development Company
ATTN: Tim Lassiter
111 Princess Street
Wilmington, NC 28401

Re: 139 East Drive
(East side of East Drive extending to the West side of Long Road (not open), 90'±
North of Windham Court).
Council District 6
ZON2015-01999 (Planned Unit Development)
Campus Crest Subdivision

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

At its meeting on October 1, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **Vehicular access to East Drive to be gated and limited to emergency vehicles only;**
- 2) **Compliance with Engineering comments (1. Label the Minimum Finished Floor Elevation (MFFE) for each lot. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. The applicant shall extend Long Street to the south to provide access to this site. The roadway shall be approved, constructed and accepted in accordance with Engineering Department requirements prior to issuance of any Certificate of Occupancy.);**
- 3) **Compliance with Traffic Engineering comments (A traffic impact study was submitted and reviewed for this development. Two hard copies (one for Traffic Engineering and one for Planning) of a final report will need to be submitted prior to permitting for this site. Traffic Engineering approval of this site is contingent upon the construction of all improvements identified in the study, including the modification to the roadway median on Old Shell Road adjacent to Long Street. The modification will allow full access to Long Street, by separating the left turn movements from the through movement with a raised island. This arrangement will provide space for northbound left turning traffic to store in the median, allowing a two-stage left turn movement. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Tree Commission approval will be required to remove crape myrtle trees from the median.**

Campus Crest Subdivision PUD
October 5, 2015

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);

- 4) **Compliance with Urban Forestry comments, and placement of the comments as a note on the site plan** (*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 all 24 inch and larger Live Oak trees depicted on the PUD site plan as remaining on the site after construction. Tree protection barriers shall be placed a distance of 10 feet around all 24 inch and larger Live Oaks prior to land disturbance and during construction activities, and no site development may occur within 5 feet of a 24 inch and larger Live Oak that will be retained on the site, per Section 64-4.H.5. of the Zoning Ordinance. Removal of all other 24 inch and larger Live Oaks on the site will require a tree removal permit, to be submitted for Urban Forestry review. Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.);*
- 5) **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);*
- 6) **Provision of a photometric plan at time of application for land disturbance;**
- 7) **Provision of an 8 foot high wooden privacy fence or wall where project abuts single family residences;**
- 8) **Long Street to be kept clear of construction equipment and construction employee vehicles – all parking of equipment and vehicles to be on-site during the construction process;**
- 9) **Construction access is limited to Long Street, with access from East Drive denied;**
- 10) **Provision of a revised PUD site plan prior to the signing of the Final Plat; and**
- 11) **Full compliance with all other 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: Campus Crest at Mobile II, LLC
McCrorry & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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Zimmer Development Company
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111 Princess Street
Wilmington, NC 28401

Re: 139 East Drive

(East side of East Drive extending to the West side of Long Road (not open), 90'±
North of Windham Court).

Council District 6

ZON2015-02000 (Rezoning)

Zimmer Development Company

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

At its meeting on October 1, 2015, the Planning Commission considered your request for a change in zoning from R-3, Multiple-Family District, to R-3, Multiple-Family District, to remove a previous condition of approval.

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

- 1) **Limited to an approved Planned Unit Development;**
- 2) **Completion of the Subdivision process;**
- 3) **Vehicular access to East Drive to be gated and limited to emergency vehicles only; and**
- 4) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$342.55. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.


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

Zimmer Development Company
October 5, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

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