



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

IMS Development LLC
5690 Watermelon Rd. STE 400
Northport, AL 35473

Re: 121 West I-65 Service Road North
(West side of West I-65 Service Road North extending to the South side of South Avenue extending to the Northeast corner of College Lane South and Du Rhu Drive).
Council District 7
SUB2015-00094
Highland at Springhill Subdivision
2 Lots / 12.6 Acres

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

At its meeting on September 3, 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) **submittal of two (2) revised final Traffic Impact Statements to the Planning Division;**
- 2) **illustrate an existing compliant 300' right-of-way along Interstate 65, or dedication to provide 150' from the centerline;**
- 3) **placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 4) **illustration of the 25' minimum building setback line along all frontages;**
- 5) **retention of a note stating the lot size in square feet and acres;**
- 6) **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 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. 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. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 8) compliance with Traffic Engineering comments: (A draft traffic impact study has been prepared for this site. At the time of this report, a revised final report has not yet been submitted. Based on the initial findings in the draft impact study, Traffic Engineering is satisfied to the point that the development process can proceed if deemed appropriate by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) 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 61-929 and City Code Chapters 57 and 64).); and*
- 10) submittal of two (2) revised Planned Unit Development site plan to the Planning Division 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 Land Use

Highland at Springhill Subdivision
September 8, 2015

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: William F. Trick
Wattier Surveying Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

IMS Development LLC
5690 Watermelon Rd. STE 400
Northport, AL 35473

Re: 121 West I-65 Service Road North
(West side of West I-65 Service Road North extending to the South side of South Avenue extending to the Northeast corner of College Lane South and Du Rhu Drive).
Council District 7
ZON2015-01729 (Planned Unit Development)
IMS Development, LLC
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on September 3, 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) **submittal of two (2) revised final Traffic Impact Statements to the Planning Division;**
- 2) **illustrate an existing compliant 300' right-of-way along Interstate 65, or dedication to provide 150' from the centerline;**
- 3) **placement of a note on the site plan stating that parking lot lighting will comply with Section 64-6.A.8. of the Zoning Ordinance;**
- 4) **retention of the sidewalk along all frontages;**
- 5) **placement of a note stating that the lot is limited to one curb-cut to Du Rhu Drive and one curb-cut to Spring Hill Business Park, with the size, design, and location to be approved by Traffic Engineering, and to comply with AASHTO standards;**
- 6) **access via the Spring Hill Business Park gate limited to tenants only;**
- 7) **revision of the site plan to either state the proposed gates are electronic, or manual with appropriate queuing spaces per Section 64-4.F.2. of the Zoning Ordinance;**

- 8) revision of the site plan to state that the proposed trash compactor will be connected to sanitary sewer and enclosed per Section 64-4.D.9. of the Zoning Ordinance;
- 9) retention of the note stating that the site will fully comply with tree planting and landscape area requirements;
- 10) compliance with Engineering comments (*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 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.);*
- 11) 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. Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 12) compliance with Traffic Engineering comments: (*A draft traffic impact study has been prepared for this site. At the time of this report, a revised final report has not yet been submitted. Based on the initial findings in the draft impact study, Traffic Engineering is satisfied to the point that the development process can proceed if deemed appropriate by the Planning Commission. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

IMS Development, LLC PUD
August 24, 2015

- 13) 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 61-929 and City Code Chapters 57 and 64).*); and
- 14) submittal of two (2) revised Planned Unit Development site plan to the Planning Division 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

cc: William F. Trick
Wattier Surveying Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

IMS Development LLC
5690 Watermelon Rd. STE 400
Northport, AL 35473

Re: 121 West I-65 Service Road North

(West side of West I-65 Service Road North extending to the South side of South Avenue extending to the Northeast corner of College Lane South and Du Rhu Drive).

Council District 7

ZON2015-01730 (Rezoning)

IMS Development, LLC

Rezoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

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

At its meeting on September 3, 2015, the Planning Commission considered your request for a change in zoning from B-1, Buffer-Business District, and B-3, Community Business District, to B-1, Buffer-Business District, to eliminate split zoning.

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

- 1) completion of the Subdivision process;**
- 2) limited to an approved Planned Unit Development; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$504.25. 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.

IMS Development, LLC REZ
September 8, 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

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: William F. Trick
Wattier Surveying Inc.