

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

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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DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Pinebrook Investment, LLC  
161 W. I-65 Service Road  
Mobile, AL 36608

Re: Case #SUB2012-00080 (Subdivision)

**Pinebrook Subdivision**

3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and  
271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue  
(Northwest corner of Airport Boulevard and McGregor Avenue)

**Number of Lots / Acres:** 5 Lots /18.5± Acres

**Engineer / Surveyor:** Clark, Geer, Latham & Associates  
Council District 5

Dear Applicant(s):

At its meeting on November 1, 2012, 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 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) Dedication of 12' along South McGregor Avenue. 4) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). 5) Applicant to obtain a temporary Right-of-Way Agreement for Temporary Use of the Dedicated Right-of-Way along S McGregor Ave until used for turn lane construction, AND vacate the Service Road Right-of-Way along Airport Boulevard so that parking and landscaping will be within the site; 6) Any*



*ROW and/or easement that is proposed to be vacated must be approved by the City Council. A vacation request would be submitted through the City Clerk's office. 7) Dumpster pads for all new construction shall be located so that the surface runoff within the dumpster pad is collected and tied to the Sanitary Sewer system prior to the issuance of a Certificate of Occupation, Dumpster pads for the remainder of the development shall be located so that the surface runoff within the dumpster pad is collected and tied to the Sanitary Sewer system within three (3) years of the issuance of the building permit for the anchor/major tenant. 8) Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 9) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*

- 2) compliance with Traffic Engineering comments: "A note has been included on the site plan to address the connection and compatibility of the proposed signal on Airport Boulevard, in addition to the call-out to remove the traffic signal on McGregor Avenue. The service entrance on Airport Boulevard has been separated from the signalized intersection; circulation to the west and north of the buildings should be one-way in a clockwise direction based on the confined pavement widths. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Seventy parking stalls are now illustrated in the right-of-way of Airport Boulevard; a right-of-way use agreement will be required. New parking stalls and modified aisles should meet the latest standards for dimensions (24' aisles for two-way traffic and 18' x 9' parking stalls). All proposed parallel parking spaces will need to be a minimum of 23' x 8' to meet the current standard;"*
- 3) compliance with Fire 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. The proposed relocation of a fire hydrant at the rear of the Pine-brook Shopping Center will require a Sprinkler Contractor to submit plans and obtain a permit from the Fire Code Enforcement Division of the Bureau of Fire Prevention if this is a private hydrant;"*
- 4) curb-cuts to McGregor Avenue and Airport Boulevard limited to an approved Planned Unit Development plan, with minimal adjustments to the size, design, and location to be approved by Traffic Engineering, Planning and Engineering, and to comply with AASHTO standards;*
- 5) vacation of the Airport Boulevard service road right-of-way prior to the recording of the Final Plat;*



- 6) submission of sidewalk waiver requests for Airport Boulevard and that portion of McGregor Avenue not already waived, prior to the signing of the Final Plat; and,
- 7) revision of the plat to reflect lot size changes due to right-of-way dedication along McGregor and right-of-way vacation along Airport Boulevard.

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.

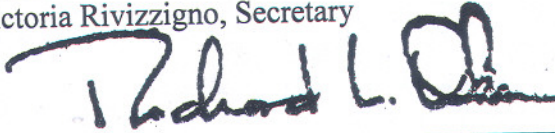
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

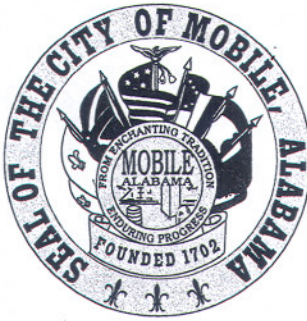
Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Clark, Geer, Latham & Associates



SAMUEL L. JONES  
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CITY CLERK  
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Pinebrook Investment, LLC  
161 W. I-65 Service Road  
Mobile, AL 36608

**Re: Case #ZON2012-01903 (Planned Unit Development)  
Pinebrook Subdivision**

3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and  
271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue

(Northwest corner of Airport Boulevard and McGregor Avenue)

Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow shared access and parking between multiple building  
sites.

Council District 5

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered for Planned  
Unit Development the site plan to amend a previously approved Planned Unit  
Development to allow shared access and parking between multiple building sites.

After discussion, it was decided to approve the above referenced Planned Unit  
Development subject to the following conditions:

- 1) the provision of overstory and understory trees, at a minimum, as depicted  
on the October 29, 2012 revised site plan;
- 2) removal of any existing trees in the right-of-way to be via appropriate  
approvals, including the Mobile Tree Commission;
- 3) contribution of any required trees that will not be placed on the site to the  
Tree Bank, to be coordinated with Urban Forestry;
- 4) compliance with Engineering comments: *"The following comments should be  
addressed prior to 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) Dedication of 12' along South McGregor Avenue. 4) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). 5) Applicant to obtain a temporary Right-of-Way Agreement for Temporary Use of the Dedicated Right-of-Way along S McGregor Ave until used for turn lane construction, AND vacate the Service Road Right-of-Way along Airport Boulevard so that parking and landscaping will be within the site; 6) Any ROW and/or easement that is proposed to be vacated must be approved by the City Council. A vacation request would be submitted through the City Clerk's office. 7) Dumpster pads for all new construction shall be located so that the surface runoff within the dumpster pad is collected and tied to the Sanitary Sewer system prior to the issuance of a Certificate of Occupation, Dumpster pads for the remainder of the development shall be located so that the surface runoff within the dumpster pad is collected and tied to the Sanitary Sewer system within three (3) years of the issuance of the building permit for the anchor/major tenant. 8) Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 9) A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

- 5) compliance with Traffic Engineering comments: "A note has been included on the site plan to address the connection and compatibility of the proposed signal on Airport Boulevard, in addition to the call-out to remove the traffic signal on McGregor Avenue. The service entrance on Airport Boulevard has been separated from the signalized intersection; circulation to the west and north of the buildings should be one-way in a clockwise direction based on the confined pavement widths. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Seventy parking stalls are now illustrated in the right-of-way of Airport Boulevard; a right-of-way use agreement will be required. New parking stalls and modified aisles should meet the latest standards for dimensions (24' aisles for two-way traffic and 18' x 9' parking stalls). All proposed parallel parking spaces will need to be a minimum of 23' x 8' to meet the current standard;"



- 6) compliance with Fire 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. The proposed relocation of a fire hydrant at the rear of the Pinebrook Shopping Center will require a Sprinkler Contractor to submit plans and obtain a permit from the Fire Code Enforcement Division of the Bureau of Fire Prevention if this is a private hydrant;"*
- 7) curb-cuts to McGregor Avenue and Airport Boulevard limited to an approved Planned Unit Development plan, with minimal adjustments to the size, design, and location to be approved by Traffic Engineering, Planning and Engineering, and to comply with AASHTO standards;
- 8) vacation of the Airport Boulevard service road right-of-way prior to the recording of the Final Plat;
- 9) the marking and signing of the service drive to be one-way in from Airport Boulevard and one-way out (with "do not enter" signs) where the service drive rejoins the parking and circulation at the Northeast portion of the site;
- 10) submission of a sidewalk waiver requests for Airport Boulevard and for that portion of McGregor Avenue not already waived prior to the recording of the Final Plat;
- 11) completion of the dumpster sanitary sewer connection and Americans with Disabilities Act compliance within 5 years of the date of Planning Commission approval; and,
- 12) full compliance with all other municipal codes and ordinances.

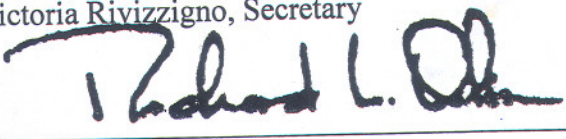
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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