



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 23, 2017

Gerald T. Still
1150 Santa Maria Ct.
Mobile, AL 36693

Re: 2350 Demetropolis Road
(West side of Demetropolis Road, 400'± North of Brookfield Drive North).
Council District 4
SUB2016-00158 (Subdivision)
Emerald Oaks, LLC Subdivision
1 Lot / 12.5± Acres

Dear Applicant(s):

At its meeting on January 19, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the Final Plat to illustrate the lot size in square feet and acres;
- 2) revision of the Final Plat to illustrate the 25' minimum building setback line along Demetropolis Road and the abutting street stub on the west side of the property;
- 3) placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;
- 4) placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;
- 5) compliance with Engineering comments: *"PLAT for review and/or 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 Ebenezer Ln. to the vicinity map. C. Review and revise the written legal description to include numbers for the various question marks. D. Revise the plat to label each lot*

with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. 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. 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. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures"

- 6) **compliance with Traffic Engineering comments and placement as a note on the plat:** *"Site is limited to one curb cut to Demetropolis Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied access to the unopened right-of-way of Vivian Drive. Any on-site parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Right-of-way improvements may be required at the discretion of the Traffic Engineering Director to modify center lane striping on Demetropolis Road."*;
- 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 61-929 and City Code Chapters 57 and 64). Preservation status granted for all 45" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut location, building locations, and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected."*;
- 8) **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).";and*
- 9) **submission of two revised PUD site plans prior to the signing of the Final Plat.**

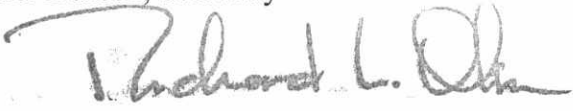
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Emerald Oaks Subdivision, LLC
January 23, 2017

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
Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Michael E. Reid



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 23, 2017

Gerald T. Still
1150 Santa Maria Ct.
Mobile, AL 36693

Re: 2350 Demetropolis Road
(West side of Demetropolis Road, 400'± North of Brookfield Drive North).
Council District 4
ZON2016-02449 (Planned Unit Development)
Emerald Oaks, LLC Subdivision

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

At its meeting on January 19, 2017, 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 request, subject to the following conditions:

- 1) revision of the site plan to depict accessible parking, compliant with the Zoning Ordinance and 2012 IBC and 2003 ICC/ANSI 117.1;
- 2) revision of the site plan to illustrate the lot size in square feet and acres;
- 3) retention of the sidewalk along Demetropolis Road on any future plans;
- 4) revision of the site plan to depict full compliance of Section 64-4.E. of the Zoning Ordinance regarding tree and landscaping requirements;
- 5) retention the a 10' residential buffer in compliance with Section 64-4.D.1 of the Zoning Ordinance where the site abuts R-1, Single-family Residential;
- 6) provision of a densely planted landscape screening buffer between the parking lot(s) and Demetropolis Road, with evergreen shrubs to be 3' tall at the time of planting;
- 7) revision of the site plan depicting a dumpster(s) in full compliance with Section 64-4.D.9 of the Zoning Ordinance;
- 8) revision of the site plan to illustrate the 25' minimum building setback line along Demetropolis Road and the abutting street stub on the west side of the property;

- 9) placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;
- 10) placement of a note on the site plan stating that all common and detention areas shall be maintained by the property owners;
- 11) compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance regarding lighting;
- 12) submission of a photometric plan at the time of submittal of a building permit;
- 13) 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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters."*;
- 14) compliance with Traffic Engineering comments: *"Site is limited to one curb cut to Demetropolis Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is denied access to the unopened right-of-way of Vivian Drive. Any on-site parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Right-of-way improvements may be required at the discretion of the Traffic Engineering Director to modify center lane striping on Demetropolis Road."*;

Emerald Oaks LLC Subdivision PUD
January 23, 2017

- 15) 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). Preservation status granted for all 45" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut location, building locations, and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected."*;
- 16) 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)."*;
- 17) full compliance with all other municipal codes and ordinances; and
- 18) provision of revised PUD site plans prior to any request for permits.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Michael E. Reid