



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

Hamilton Blvd (AL), LLC  
c/o All Crane Legal Dept.  
4700 Acorn Drive  
Cleveland, OH 44131

**Re: 4531 Hamilton Boulevard**  
(South side of Hamilton Boulevard, 2/10'± West of Rabbit Creek Drive).  
Council District 4  
**SUB2015-00160 (Subdivision)**  
**All Crane Subdivision**  
1 Lot / 20.± Acres

Dear Applicant(s):

At its meeting on January 21, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication to provide 50' from the centerline of Hamilton Boulevard, if necessary;
- 2) placement of a note on the Final Plat stating that the site is limited to its existing curb cut, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) illustration of the building setback line on the Final Plat, adjusted for any right-of-way dedication;
- 4) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for any right-of-way dedication;
- 5) placement of a note on the Final Plat stating no structures will be erected in any easement;
- 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) According to the City GIS the area labeled "100' COUNTY ROAD RIGHT-OF-WAY" is owned by Alabama State Docks. Please provide name, recording information, monumentation, etc. for public ROW. Also, show the recording information for the 50' wide ROW reservation strip by Alabama State Docks. C) Clarify the purpose and recording information for the 20' reserve strip along the south property line. D) Show and label the Hamilton Blvd. ROW width. E) Revise the written legal description to clarify the portion "...20 feet from, when measured...." F) The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. G) Remove the items shown as "REQ'D. 6" PVC ... WATER MAIN" and ""REQ'D. 6"... VALVE AND BOX". H) Remove the labels (with and without leaders) that point to nothing. I) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K) 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. L) 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. M) 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. N) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)

- 7) compliance with Traffic Engineering Comments (Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by 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.)
- 8) 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 2015-116 and City Code Chapters 57 and 64).);
- 9) 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

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**10) 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.

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](mailto: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: Rowe Engineering & Surveying, Inc.



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4700 Acorn Drive  
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**Re: 4531 Hamilton Boulevard**  
(South side of Hamilton Boulevard, 2/10'± West of Rabbit Creek Drive).  
Council District 4  
**ZON2015-02861 (Planned Unit Development)**  
**All Crane Subdivision**

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

At its meeting on January 21, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development 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) revision of the site plan to illustrate curbing or wheel stops for the existing parking spaces;
- 2) revision of the site plan to provide at least one (1) IBC/ANSI-compliant, van accessible parking space;
- 3) revision of the site plan to illustrate either a complete sidewalk along the site's street frontage, or removal of the sidewalk;
- 4) placement of a note on the site plate stating that any new site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (photometric plan is not required);
- 5) revision of the site plan to illustrate a dumpster on the property in compliance with the current enclosure and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that curbside pickup will be utilized;
- 6) 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*

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*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.);*

- 7) *compliance with Traffic Engineering Comments (Site is limited to its existing curb cut, with size, location and design of any modifications to be approved by 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.);*
- 8) *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).);*
- 9) *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));*
- 10) *placement of a note on the site plan stating that the Lot is limited to its existing curb cut, with any changes in its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 11) *depiction of the building setback line for the Lot on the site plan, adjusted for any right-of-way dedication;*
- 12) *placement of a note stating the lot sizes in square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information, adjusted for any right-of-way dedication;*
- 13) *submission of two copies of the revised PUD site plan prior to the signing of the final plat; and*
- 14) *compliance with all other applicable 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: Rowe Engineering & Surveying, Inc.