



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2017

RL REGI ALABAMA, LLC  
7000 Central Parkway, Suite 700  
Atlanta, GA 30328

**Re: 5289 Halls Mill Road**  
(Northwest corner of Rangeline Road Service Road and Demetropolis Road,  
extending to the East side of Halls Mill Road).  
Council District 4  
**SUB2016-00154**  
**Rangeline Crossing Subdivision, Resubdivision of Lot A of the Resubdivision**  
**of Lot 2**  
2 Lots / 82.7± Acres

Dear Applicant(s):

At its meeting on January 5, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Provision of seven (7) copies of the recorded plat for Rangeline Crossing, Resubdivision of Lot 2, prior to the signing of the plat for this request;**
- 2) **Placement of a note on the final plat stating that development of all lots is limited to an approved Planned Unit Development;**
- 3) **Placement of a note on the final plat stating that each lot is limited to a total of two (2) curb-cuts per street frontage, with the size, design and location of all curb-cuts to be approved by Traffic Engineering, and ALDOT where appropriate, and conform to AASHTO standards;**
- 4) **Retention and labeling of at least a 25-foot minimum building setback line from all street frontages, as required by Section V.D.9. of the Subdivision Regulations;**
- 5) **Retention of the lot size in square feet and acres;**

- 6) Retention and labeling of all easements on the final plat, and placement of a note on the final plat stating that no structures that are not associated with the underlying easement may be placed in the easement;
- 7) Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL 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. Review and revise the written legal description to match the drawing. C. Show and label the existing LOT A. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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.);*
- 8) Compliance with Traffic Engineering comments (*The site will be subject to a Traffic Impact Study, as determined by the City Traffic Engineering Director, at the time development density is presented to the City. Rangeline Road Service Road is an ALDOT maintained roadway. Each lot is limited to two curb cuts per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required 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 2015-116 and City Code Chapters 57 and 64).);*
- 10) 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*
- 11) Completion of the Subdivision process prior to any request for land disturbance or building permits.

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.

**Rangeline Crossing Subdivision, Resubdivision of Lot A of the Resubdivision of Lot  
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**January 9, 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](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:

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

Richard Olsen

Deputy Director of Planning

cc: Asarisi & Associates, LLC