



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Alabama Power Co.
P. O. Box 2641
Birmingham, AL 35291

Re: 6927 Mac Drive

(Southwest corner of Hamilton Boulevard and Mac Drive, extending to the East side of Rangeline Road and extending to the West side of Mac Bayou Road [private road]).

Council District 4

SUB2016-00033

Theodore Switching Station Subdivision

2 Lots / 80.0± Acres

Dear Applicant(s):

At its meeting on May 5, 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) **submission and approval of a Rezoning application to eliminate the split-zoning on Lot 8-A prior to signing the Final Plat (if necessary);**
- 2) **submission and approval of an Administrative Planned Unit Development application for shared access onto Mac Bayou Drive, a private street, prior to signing the Final Plat;**
- 3) **submission and approval of a Planned Unit Development application to amend the previously approved Planned Unit Development for MAC Business Park to allow Lot 1 to share access to Mac Drive, a private street, prior to development;**
- 4) **retention of the labeling of both lots in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **revision of the plat to indicate the 25' minimum building setback line along all street frontages, both public and private;**

- 6) placement of a note on the Final Plat stating that no structures can be constructed or placed within any recorded easements (APCO may construct within their own easement);
- 7) subject to the 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. Delete the three (3) Notary Public statements for the City of Mobile Planning Commission, City Engineer, and Traffic Engineer. C. Revise the notary public statement for the Owner to include the entire subdivision name without any abbreviations. D. Provide a written legal description for the proposed subdivision. E. Provide FEMA flood zone information. F. Proposed Lot numbers are LOT 1 and LOT 8A. LOT 8A should be renumbered to LOT 2. G. Show and label each and every Right-Of-Way and easement. GIS shows existing public ROW at the SE corner of Lot 8A (Alabama State Docks Service Rd). H. Show the complete parcel number instead of a partial parcel number. I. 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. 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #96 and FLIGHT 25 - #94) the Lot(s) will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). M. 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. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. O. After FINAL PLAT review provide a copy of the Final Plat along with the original when submitting for City Engineer signature.]*
- 8) subject to the Traffic Engineering comments: *[Rangeline Road (Alabama Highway 193) and Hamilton Boulevard (Alabama Highway 163) are ALDOT maintained roadways. Driveway number, size, location and design to be approved by ALDOT 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.];*

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- 9) subject to the 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).]; and*
- 10) subject to the 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)]; and*
- 11) submission of two (2) copies of the approved site plan for each required Planned Unit Development prior to signing 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. 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: R. J. Billingsley, Inc.
Brian E. Horsley