



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 5, 2018

Rowe Engineering & Surveying, Inc.
3502 Laughlin Drive, Suite B
Mobile, AL 36693

Re: Southwest corner of Eslava Creek Parkway and South Sage Avenue
Council District 5
SUB-000361-2017 (Subdivision)
Eslava Creek Subdivision
1 Lot / 3.7± Acres

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

At its meeting on February 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) retention of the rights-of-way along all frontages;
- 2) retention of the labels illustrating the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that Lot 2 is limited to no more than two (2) curb cuts to Eslava Creek Parkway, and that Lots 1 and 2 are limited to no more than two (2) shared curb cuts to Sage Avenue, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards, and Engineering approval for access to Eslava Creek Parkway;
- 4) retention of the 25' minimum building setback line along South Sage Avenue;
- 5) retention of all easements on the Final Plat;
- 6) placement of a note on the Final Plat stating no structures shall be constructed in any 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 and/or drawing to show and label the correct POB. C) Review and revise the written legal description to match the bearings shown in the drawing. D) Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage. E) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F) Show and label all flood zone boundaries. G) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J) Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 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 new development or construction, unless a sidewalk waiver is approved. N) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 8) compliance with Traffic Engineering comments: (Lot 2 is limited to no more than two curb cuts to Eslava Creek Parkway to be approved by Engineering and Traffic Engineering and conform to AASHTO Standards. Lot 1 and Lot 2 are limited to no more than two shared curb cuts to Sage Avenue with size, location

Eslava Creek Subdivision
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- and design 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.);*
- 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) *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).);*
 - 11) *provision of two copies of the Planning Approval site plan to the Planning and Zoning Department prior to the signing of the Final Plat;*
 - 12) *full compliance with all applicable Codes and Ordinances; and,*
 - 13) *completion of the Subdivision process prior to any requests for land disturbing or construction activities.*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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 or Planning & Zoning

cc: Altmayer Limited Partnership



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 5, 2018

Branch Towers III, LLC
c/o David Wilkins
P. O. Box 1038
Gulf Shores, AL 36547

Re: Southwest corner of Eslava Creek Parkway and South Sage Avenue
Council District 5
PA-000368-2017 (Planning Approval)
Eslava Creek Subdivision

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

At its meeting on February 1, 2018, the Planning Commission considered for Planning Approval to allow the construction of a new 140'± cell tower in a B-1, Buffer-Business District.

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

- 1) the tower be limited to a monopole design;**
- 2) approval of the Height and Setback Variance requests by the Board of Zoning Adjustment;**
- 3) full compliance with the minimum landscaping requirements of Section 64-4.E. of the Zoning Ordinance, or approval of the Landscaping Variance request by the Board of Zoning Adjustment;**
- 4) compliance with access and off-street parking requirements for telecommunications towers in Section 64-4.J.14. of the Zoning Ordinance, or approval of the Access and Maneuvering Variance request by the Board of Zoning Adjustment;**
- 5) retention of the rights-of-way along all frontages;**
- 6) retention of the labels illustrating the lot sizes in both square feet and acres, or the provision of a table providing the same information;**
- 7) placement of a note on the site plan stating that Lot 2 is limited to no more than two (2) curb cuts to Eslava Creek Parkway, and that Lots 1 and 2 are limited to no more than two (2) shared curb cuts to Sage Avenue, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to**

- AASHTO standards, and Engineering approval for access to Eslava Creek Parkway;
- 8) retention of the 25' minimum building setback line along South Sage Avenue;
 - 9) retention of all easements on the site plan;
 - 10) placement of a note on the site plan stating no structures shall be constructed in any easement;
 - 11) compliance with Engineering Comments: (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 and paving 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) *A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.* 4) *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.* 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.);*
 - 12) compliance with Traffic Engineering comments: *(Lot 2 is limited to no more than two curb cuts to Eslava Creek Parkway to be approved by Engineering and Traffic Engineering and conform to AASHTO Standards. Lot 1 and Lot 2 are limited to no more than two shared curb cuts to Sage Avenue with size, location and design 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.);*
 - 13) 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).);*
 - 14) 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).);*
 - 15) provision of two copies of the Planning Approval site plan to the Planning and Zoning Department; and,
 - 16) full compliance with all applicable Codes and Ordinances.


Eslava Creek Subdivision PA
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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 & Zoning

cc: Regions Bank Trust Department