



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

JDS Construction
7886 Bullitt Dr.
Mobile, AL 36619

Re: Case #SUB2014-00030 (Subdivision)

Mining Subdivision

West side of Todd Acres Drive at the North terminus of Private Road 371
(Jackson Lane).
1 Lot / 52.0± Acres

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

At its meeting on April 17, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) **entering of an agreement with the appropriate City departments relating to the maintenance of Jackson Lane (Private Road 371) prior to signing the Subdivision Plat;**
- 2) **dedication of a 60' right-of-way within the Subdivision with a 25' building setback line from such, or the recording of a 60' easement and depiction of such on the Final Plat with a 25' building setback line;**
- 3) **placement of a note on the Final Plat stating that access to the subdivision is limited to Jackson Lane (Private Road 371);**
- 4) **retention of the labeling of the lot size in acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that a 25' natural vegetative buffer is required around the perimeter of the area to be disturbed;**
- 6) **subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide a SUBDIVISION PLAT prepared by a Professional Land Surveyor with all of the required information and notes (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and***

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distances, vicinity map). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. 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. D. Provide the LOT labels with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Show and label all flood zones. 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. Show and label each and every Right-Of-Way and easement. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);

- 7) **subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 8) **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 61-929 and City Code Chapters 57 and 64)];**
- 9) **subject to the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);**
- 10) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 11) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for wetlands prior to the issuance of any permits or land disturbance activities;**
- 12) **completion of the Rezoning process prior to signing the Final Plat, or completion of the Subdivision process prior to a Land Disturbance request;**
- 13) **verification of all three parcels included as being under one ownership prior to signing the Final Plat; and**
- 14) **submission to Planning of four (4) copies each of revised Planning Approval and PUD site plans prior to signing the Final Plat.**

Mining Subdivision

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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.

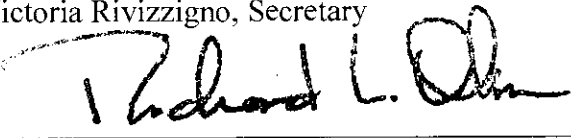
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Sage Dunlap Chase Trust
Donna Tew
Don Williams



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

JDS Construction
7886 Bullitt Dr.
Mobile, AL 36619

Re: Case #ZON2014-00614 (Planned Unit Development)

Mining Subdivision

West side of Todd Acres Drive at the North terminus of Private Road 371
(Jackson Lane).

Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on April 17, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **entering into an agreement with the appropriate City departments relating to the maintenance of Jackson Lane (Private Road 371) prior to signing the Subdivision Plat;**
- 2) **placement of a note on the site plan stating that the site access is limited to only Todd Acres Drive (Private Road 371);**
- 3) **revision of the site plan to indicate any required right-of-way dedication and building setback line, or any required easement and building setback line;**
- 4) **revision of the site plan to provide a 25' natural vegetative buffer around the perimeter of the area to be disturbed;**
- 5) **revision of the site plan to provide security fencing and gates as necessary to keep out trespassers;**
- 6) **placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding development in or near flood plain and wetlands areas;**
- 7) **placement of a note on the site plan stating that the approval of all local, state and federal agencies would be required regarding threatened or endangered species;**

Mining Subdivision PUD
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- 8) subject to the Engineering comments: *(1) JACKSON LANE is considered a PRESCRIPTIVE ROW (right-of-way), in that the City maintains the existing driving surface without the benefit of Public ROW. Any proposed work within the existing Jackson Lane roadway such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require review and approval from the City of Mobile Engineering Department. 2) The Applicant has stated that the Applicant/Owner is proposing to provide the maintenance of the road, including the portion between Todd Acres Drive and the RR tracks. Any maintenance agreement must be approved by the City Engineer and Legal Department. 3) Any and all proposed land disturbing activity will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4) Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity. 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. 5) According to the FEMA flood map information, this property may be located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot.);*
- 9) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) 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 61-929 and City Code Chapters 57 and 64)];*
- 11) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 12) submission to Planning of four (4) copies of a revised site plan indicating compliance with all approval conditions, prior to the signing of the Final Plat; and
- 13) full compliance with all municipal codes and ordinances.

Mining Subdivision PUD

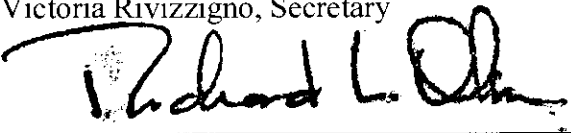
April 18, 2014

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

JDS Construction
7886 Bullitt Dr.
Mobile, AL 36619

Re: Case #ZON2014-00613 (Planning Approval)

Mining Subdivision

West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane).

Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District.

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

At its meeting on April 17, 2014, the Planning Commission considered for Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) **entering into an agreement with the appropriate City departments relating to the maintenance of Jackson Lane (Private Road 371) prior to signing the Subdivision Plat;**
- 2) **revision of the site plan to indicate any required right-of-way dedication and building setback line, or any required easement and building setback line;**
- 3) **obtaining of a land disturbance permit every year that the pit is in operation;**
- 4) **submission of a plan depicting the maximum extent of the pit, the estimated time frame for use, a dust mitigation and road maintenance plan, and a reclamation plan to be implemented at the time of pit closure, all to be submitted at the time of the first land disturbance application;**
- 5) **hours of operation to be limited from 7:00 AM to 5:00 PM;**
- 6) **placement of a note on the site plan stating that the site access is limited to only Todd Acres Drive (Private Road 371);**
- 7) **revision of the site plan to provide a 25' natural vegetative buffer around the perimeter of the area to be disturbed;**
- 8) **revision of the site plan to provide security fencing and gates as necessary to keep out trespassers;**

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- 9) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding development in or near flood plain and wetlands areas;
- 10) placement of a note on the site plan stating that the approval of all local, state and federal agencies would be required regarding threatened or endangered species;
- 11) subject to the 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.)* ;
- 12) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 13) 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 61-929 and City Code Chapters 57 and 64)];*
- 14) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 15) submission to Planning of four (4) copies of a revised site plan indicating compliance with all approval conditions, prior to the signing of the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

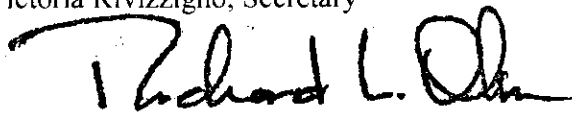
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

JDS Construction
7886 Bullitt Dr.
Mobile, AL 36619

Re: Case #ZON2014-00612 (Rezoning)

JDS Construction

5150 & 5210 Jackson Lane and 5160 Private Road 371
(West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane)).

Rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow a borrow pit.

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

At its meeting on April 17, 2014, the Planning Commission considered your request for a change in zoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow a borrow pit.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Rezoning process prior to signing the Final Plat; and
- 2) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$502.15. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizigno, Secretary

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Deputy Director of Planning

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