



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 4, 2014

McGowin Park, LLC
736 Cherry Street
Chattanooga, TN 37406

Re: McGowin Park Subdivision

1250, 1400 and 1401 Satchel Paige Drive

(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street and Southeast corner of Government Boulevard and Satchel Paige Drive, 270'± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard).

19 Lots / 89.6± Acres

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

At its meeting on April 3, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.4. of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);**
- 2) **placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;**
- 3) **revision of the plat to depict the 25-foot minimum building setback line for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations;**
- 4) **labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas,**

- and any other common areas, are the responsibility of the subdivision's property owners;
- 5) labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
 - 6) retention of the labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
compliance with Engineering comments (*A. Provide a thicker line for the boundary of the proposed subdivision for Parcel A and Parcel B.
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 will be required for any future addition(s) and/or land disturbing activity.
C. Correct the name of Bulling Brothers Boulevard (not "Bollings") in the legal description and on the 3 sheets.
D. Move the wetlands note or label for LOT 17 for legibility.
E. List the type of Survey on the Plat.
F. Revise the Plat so that the written legal description matches the bearing and distance labels.
G. Show and label each and every existing and proposed Right-Of-Way and easement.
H. Provide and label the monument set or found at each subdivision corner.
I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
J. 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.
K. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.)*)
 - 7) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study;*)
 - 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). Preservation status is to be given to the 50" Live Oak Tree located on the North East side of Lot 10. Any work on or under this tree*)

McGowin Park Subdivision
April 4, 2014

is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);

- 9) **compliance with Fire 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) **approval of all applicable federal, state and local agencies for wetland issues prior to the issuance of any permits or land disturbance activities (other than clearing); and**
- 11) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance 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 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.

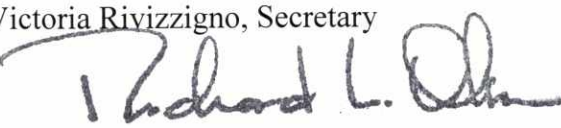
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Berry Engineers, LLC
McGowin Properties, LTD



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 4, 2014

McGowin Park, LLC
736 Cherry Street
Chattanooga, TN 37406

Re: Case #ZON2014-00501 (Planned Unit Development)

McGowin Park LLC

1250 and 1400 Satchel Paige Drive

(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and allow shared access and parking also allow increased signage for a proposed retail shopping center.

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

At its meeting on April 3, 2014, 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 and allow shared access and parking also allow increased signage for a proposed retail shopping center.

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

1. **completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);**
2. **compliance with Engineering Department Comments: ((1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, 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. (2) Add a note to the PUD Plan stating that the proposed development**

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- must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
3. **compliance with traffic engineering comments** (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study;*);
 4. **compliance with 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.*);
 5. **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). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
 6. **approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);**
 7. **development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
 8. **ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;**
 9. **all internal road construction (public and private) to be to City standards;**
 10. **construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);**
 11. **limited to the sign package as described in the application (Anchor B-1 will not have a monument sign but requests a maximum of three wall signs and an informational sign for the main building, and three wall signs for the freestanding gas station. A conceptual sign package is included for anchor B-1 showing the proposed locations and sizes of these signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs and Anchor B-2 be allowed 3 wall signs.);**
 12. **compliance with landscaping and tree planting requirements;**

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- 13. retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;**
- 14. lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 15. submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and**
- 16. full compliance with all other 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

cc: Berry Engineers, LLC
McGowin Properties LTD



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 4, 2014

McGowin Park, LLC
736 Cherry Street
Chattanooga, TN 37406

Re: Case #ZON2014-00500 (Planned Unit Development)

McGowin Park LLC

1401 Satchel Paige Drive

Southeast corner of Government Boulevard and Satchel Paige Drive, 270'± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and allow shared access and parking also allow increased signage for a proposed retail shopping center.

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

At its meeting on April 3, 2014, 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 and allow shared access and parking also allow increased signage for a proposed retail shopping center.

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

1. **completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);**
2. **compliance with Engineering Department Comments: *((1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, 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. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
3. *compliance with traffic engineering comments (Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*
 4. *compliance with 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.);*
 5. *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). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
 6. *approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);*
 7. *development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
 8. *ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;*
 9. *all internal road construction (public and private) to be to City standards;*
 10. *construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);*
 11. *limited to the sign package as described in the application (A multi-tenant pylon sign is proposed at the intersection of Satchel Paige and Government Boulevard. It is requested that each outparcel and restaurant pad be allowed to have a maximum of one monument sign and three building signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs.);*
 12. *compliance with landscaping and tree planting requirements;*

McGowin Park, LLC PUD Case # ZON2014-00500
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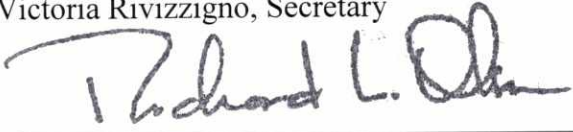
- 13. retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;**
- 14. lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 15. submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and**
- 16. full compliance with all other municipal codes and ordinances.**

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