



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Johnny Ray & Christina Bowen
5688 Highway 90
Theodore, AL 36582

Re: 6021, 6049 and 6075 Middle Road and 5684 & 5688 U.S. Highway 90 West
(East side of Middle Road, 400'± North of Plantation Road, extending to the East side of U.S. Highway 90 West).
Council District 4
SUB2016-00001 (Subdivision) (Holdover)
Johnny's RV Park Subdivision
2 Lots / 11.8± Acres

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

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the 25' minimum building setback line;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the site plan stating that both lots should each be limited to one curb-cut each to Middle Road, with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) full compliance with the Traffic Engineering comments (Each lot is limited to one curb cut to Middle Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. ALDOT approval is required for any changes to the right-of-way of US Highway 90. Parking and backing into the right-of-way is not recommended. 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.);
- 5) full compliance with 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. Label the existing parcels listed in the written legal description. C. Clarify or correct the written legal description to include the resubdivision of Farm 55. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #92) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. 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. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H. Remove the County Engineer's signature block from the Plat. As you know the County Engineer no longer signs plats within the municipal limits of the City of Mobile. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature);

- 6) compliance with 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);
- 7) 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).);and
- 8) completion of the Planned Unit Development application process prior to the signing of 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.

Johnny's RV Park Subdivision
March 22, 2016

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. 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: Maben & Donna Harrison
Polysurveying & Engineering, Inc.



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(East side of Middle Road, 400'± North of Plantation Road, extending to the East side of U.S. Highway 90 West).
Council District 4
ZON2016-00508 (Planned Unit Development)
Johnny's RV Park Subdivision

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

At its meeting on March 17, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between building sites.

After discussion, the Planning Commission held the matter over until the April 21st meeting, with revisions due by March 31st to address the following:

- 1) revision of the site plan to indicate the use of each building as well as the number of warehouse employees;
- 2) revision of the site plan to illustrate full compliance with tree plantings and landscaped area with the exception of perimeter trees along the interior property line shared with the Planned Unit Development for the proposed Lot 1;
- 3) illustration of bumper stops for the proposed gravel parking spaces on the South of the site or explain need;
- 4) indicate either a dumpster connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note stating that curb-side pickup will be utilized;
- 5) compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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

Johnny's RV Park Subdivision PUD
March 22, 2016

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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) compliance with Traffic Engineering comments (Each lot is limited to one curb cut to Middle Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. ALDOT approval is required for any changes to the right-of-way of US Highway 90. Parking and backing into the right-of-way is not recommended. 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.);
- 7) 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).);
- 8) compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC). As required by the City of Mobile Fire ordinance, the IFC 2012 sections 503 & Appendix D fire access roads are required and shall meet the requirements set by the Code. "20 ft. wide, paved asphalt or concrete."); and
- 9) depiction of aggregate areas to coincide with the Board of Zoning Adjustment site plan.

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

cc: Maben & Donna Harrison
Polysurveying & Engineering, Inc.