



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Trinity's, LLC  
4485 Laughlin Drive South  
Mobile, AL 36693

**Re: 4485 Laughlin Drive**  
(South side of Laughlin Drive South, 2/10 mile  $\pm$  West of Laughlin Drive).  
Council District 4  
**SUB2016-00089 (Subdivision)**  
**Lot 12 Laughlin Industrial Park Subdivision**  
1 Lot / 2.4  $\pm$  Acres

Dear Applicant(s):

At its meeting on September 15, 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) provision of the lot size in square feet and acres;
- 3) placement of a note on the site plan stating that the lot is limited to three curb-cuts to Laughlin Drive South, with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) comply with Traffic Engineering comments (*Site is limited to three curb cuts to Laughlin Drive S 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.*); and
- 5) full compliance with Engineering comments (**FINAL PLAT 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. Show and label all flood zones. C. Show and

**Lot 12 Laughlin Industrial Park Subdivision**  
**September 20, 2016**

*label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. G. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and 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 2015-116 and City Code Chapters 57 and 64).); and*
- 8) completion of the Subdivision process prior to any requests for site inspections relating to the certificate of occupancy for the new building.

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](mailto: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: Joseph N. Asarisi



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Joseph N. Asarisi, P. E.  
6348 Piccadilly Square Drive , Suite 215  
Mobile, AL 36609

**Re: 4485 Laughlin Drive**  
(South side of Laughlin Drive South, 2/10 mile ± West of Laughlin Drive).  
Council District 4  
**ZON2016-01676 (Planned Unit Development)**  
**Lot 12 Laughlin Industrial Park Subdivision**

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

At its meeting on September 15, 2016, 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, with shared access and parking.

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

- 1) **full compliance with Engineering comments** (*1. Any revision to the proposed site work will require the submittal of revised plans of both the Land Disturbance Permit and the ROW Permit for review and approval. 2. According to the FEMA flood map information, this property is 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 the LOT. 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 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*

**Lot 2 Laughlin Industrial Park Subdivision PUD**  
**September 20, 2016**

- 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.);*
- 2) *comply with Traffic Engineering comments (Site is limited to three curb cuts to Laughlin Drive S 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.); and*
- 3) *comply with Urban Forestry comments (Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.).*

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: Trinity's, LLC