



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

DS Paramount Realty, LLC
Attn: David Spira
917 Western America Circle, Suite 102
Mobile, AL 36609

Re: 1141 Montlimar Drive
(East side of Montlimar Drive, 140'± South of the East terminus of Carlyle Close East).
Council District 5
SUB2016-00042 (Subdivision)
Paramount Center Subdivision
3 Lots / 3.6 Acres

Dear Applicant(s):

At its meeting on May 19, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;**
- 2) Placement of a note on the Final Plat stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any modifications to the curb-cuts to be coordinated with Traffic Engineering;**
- 3) Placement of a note on the Final Plat stating that the lot and common area layout is limited to an approved Planned Unit Development;**
- 4) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the Final Plat;**
- 5) 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. Correct the Subdivision Name from "PARAMOUNT CENTER" to "PARAMOUNT CENTER SUBDIVISION" or include a note indicating that it is a subdivision drawing. C. Provide bearing and distance labels for each lot. D. Provide at least two (2) ties to each of the three (3) interior lots from the exterior boundary of the property. E. Show and label the name and width of each and every setback line and easement. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After the Engineering Dept. Final Plat review is complete, provide a copy of the revised Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. PUD site plan should be revised to eliminate what appears to be an error in the drawing (duplicate island and right turn arrow).);*
- 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).);*
- 8) Compliance with Fire 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));*
- 9) Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat;*
- 10) Completion of the Subdivision process prior to any request for permits.*

Paramount Center Subdivision

May 24, 2016


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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Paramount Equities, LLC
Bender Real Estate Group
McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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Re: 1141 Montlimar Drive
(East side of Montlimar Drive, 140'± South of the East terminus of Carlyle Close East).
Council District 5
ZON2016-00904 (Planned Unit Development)
Paramount Center Subdivision

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

At its meeting on May 19, 2016, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between multiple structures on multiple lots.

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

- 1) Revision of the site plan to depict a new sidewalk along the Montlimar Drive right-of-way, and construction of the sidewalk during the drive-through construction process, with applicable Right-of-Way permits;
- 2) Revision of the site plan to depict the existing dumpster enclosure area;
- 3) Compliance with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities;
- 4) Addition of a note and symbol to the site plan to show the by-pass drive as "exit only" in order to discourage incoming traffic from the southern-most entrance;
- 5) All buildings and facilities, including parking facilities, shall be designed and constructed to be accessible in accordance with the 2012 IBC, 2003 ICC/ANSI A117.1, and the Americans with Disabilities Act, as applicable;
- 6) Placement of a note on the site plan stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;
- 7) Placement of a note on the site plan stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any modifications to the curb-cuts to be coordinated with Traffic Engineering;
- 8) Placement of a note on the site plan stating that the lot and common area layout is limited to an approved Planned Unit Development;
- 9) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the site plan;
- 10) Compliance with Engineering comments (*1. Due to the proposed subdivision, the existing structures may need to be assigned a different 911 address. Please contact the Engineering*

Paramount Center PUD
May 24, 2016

Department (208-6216) to discuss the options. 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 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.);

- 11) *Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. PUD site plan should be revised to eliminate what appears to be an error in the drawing (duplicate island and right turn arrow).);*
- 12) *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).);*
- 13) *Compliance with Fire 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)); and*
- 14) **Provision of a revised Planned Unit Development site plan prior to the signing of the Final Plat.**

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

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