



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 25, 2018

Stewart Surveying Inc.
10930-B Dauphin Island Parkway
Theodore, AL 36582

Re: 5188 & 5208 Mobile South Street
(North side of Mobile South Street, 650'± East of Business Parkway).
Council District 4
SUB-000654-2018 (Subdivision)
Royal Lagoon Seafood Subdivision

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

At its meeting on September 20, 2018, 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) retention the lot size in square feet and acres on the Final Plat;
- 2) revision of plat to depict the 25' minimum building setback line;
- 3) retention of the labeling of the right-of-way width along Mobile South Street;
- 4) placement of a note on the Final Plat stating that the lot is limited to two curb-cuts to Mobile South Street, with any changes to the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 5) compliance with Engineering comments (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. 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. E. 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. F. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);;

- 6) compliance with Traffic Engineering comments: *(Lot is limited to two curb cuts 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.);;*
- 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 two (2) revised PUD site plans prior to the signing of the Final Plat; and
- 10) completion of the Subdivision prior to the issuance of permits.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Val Hammond



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 25, 2018

Royal Lagoon Seafood
5206 Mobile South Business Street
Theodore, AL 36582

Re: **5188 & 5208 Mobile South Street**
(North side of Mobile South Street, 650'± East of Business Parkway).
Council District 4
PUD-000662-2018 (Planned Unit Development)
Royal Lagoon Seafood Subdivision

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

At its meeting on September 20, 2018, the Planning Commission considered Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission determined the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing business to expand without relocating;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the applicant is expanding onto an adjacent site and incorporating the development into one lot;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because the site is within a developed area;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area; and
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

Royal Lagoon Seafood Subdivision
September 25, 2018

The approval is subject to the following:

- 1) revision of the site plan to depict the 25' minimum building setback line;
- 2) revision of the site plan to depict the existing gravel area at the rear of the primary structure on Lot 2-A will be paved with asphalt or concrete;
- 3) provision of photometric plans showing full compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance at the time of permitting;
- 4) retention of the note on the site plan stating that the new dumpster will be connected to sanitary sewer and have a 6' high privacy fence enclosure;
- 5) retention of the note stating that the site will comply with tree planting and landscape area requirements;
- 6) revision of the site plan to indicate how many warehouse employees will be on the site;
- 7) compliance with Engineering comments: (*RETAIN NOTES 1, 2, 3, 5, & 6 AS SHOWN ON THE PUD SITE PLAN.*);
- 8) compliance with Traffic Engineering comments: (*Lot is limited to two curb cuts 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.*);
- 9) 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).*"
- 10) 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
- 11) provision of two (2) revised PUD site plans prior to the signing of the Final Plat.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

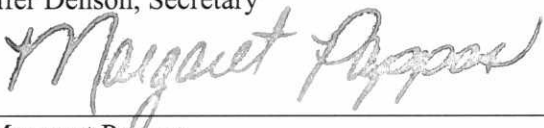
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Element 3
Val's Seafood
CCT Logistics Inc.