



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2017

Brewer Center Investments, LLC
3601 Springhill Business Park, Suite 201
Mobile, AL 36608

Re: 7760 Hitt Road
(Northeast corner of Hitt Road and Schillinger Road South.)
Council District 6
SUB-000317-2017 (Subdivision)
Brewer Center Subdivision

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

At its meeting on December 7, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Revision of the Final Plat to clearly identify the existing right-of-way along Schillinger Road South to the centerline exceeds 50';**
- 2) Revision of the Final Plat to either illustrate dedication to provide 30' from the centerline of Hitt Road, or indicate the existing right-of-way is at least 30' to the centerline;**
- 3) Dedication of the corner radius at Schillinger Road South and Hitt Road per Section V.D.6. of the Subdivision Regulations;**
- 4) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Schillinger Road South, with the exact size, design and location to be approved by Traffic Engineering and ALDOT (as necessary) and comply with AASHTO standards;**
- 5) Placement of a note on the Final Plat stating that Lot 2 is denied direct access to Schillinger Road South;**
- 6) Placement of a note on the Final Plat stating that Lot 3 is limited to one curb cut to Schillinger Road South and ALDOT (as necessary) and two curb cuts to Hitt Road, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**

- 7) Placement of a note on the Final Plat stating that Lot 4 is limited to one curb cut to Hitt Road, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 8) Placement of a note on the Final Plat stating that the Common Area is limited to one curb cut to Schillinger Road South and ALDOT (as necessary) with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 9) Provision of all lot sizes in square feet and acres, including the Common Area;
- 10) Retention of the 25' minimum building setback along all public rights-of-way;
- 11) Placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
- 12) 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. Show and label each and every Right-Of-Way and easement. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 17 - #79) LOTS 1, 2, 3, and 4 will have to share the historical credit of existing (1984) 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 that each Lot will receive prior to the submittal of the Final Plat from review and signatures. E. 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. 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 new development or construction, unless a sidewalk waiver is approved. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 13) Compliance with Traffic Engineering comments (A traffic impact study has been prepared for this site with a final document pending approval. The study includes off-site improvements along Schillinger Road adjacent to the development. Any improvements within the City right-of-way are subject to City approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile. Additional impact studies or updates to this study will be required as the development changes or defined uses are presented to the City. Updates and changes that may be made to the study since its submittal based on City comments must be provided to the City for any final acceptance of the study findings and prior to permitting. Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking,

including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The main access aisle is illustrated offset to the north within the easement. To accommodate the required storage lengths for that approach it is recommended that the roadway be shifted south so that the roadway lies entirely within the easement. Sidewalks are only partially shown within the development. They are required along all public street frontages. Given the mixed use nature of the development, sidewalk should be considered along the shared drives and elsewhere as appropriate for walkability within the development.);

- 14) 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).;*);
- 15) Compliance with Fire comments (*Multi-family Residential developments with up to 200 units may have only one approved fire access road if "all" structures on the property are protected by Fire Sprinklers.);*
- 16) Provision of two copies of the revised PUD site plan prior to the signing of the Final Plat; and
- 17) Completion of the Subdivision process prior to any requests for permits associated with new building construction (permits for land disturbance are allowed).

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.

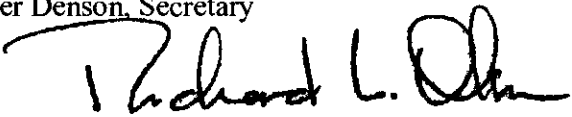
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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 & Zoning

cc: Anchor Engineering
Wattier Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2017

Brewer Center Investments, LLC
3601 Springhill Business Park, Suite 201
Mobile, AL 36608

Re: 7760 Hitt Road
(Northeast corner of Hitt Road and Schillinger Road South.)
Council District 6
PUD-000316-2017 (Planned Unit Development)
Brewer Center Investments, LLC

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

At its meeting on December 7, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access between multiple lots to accommodate a proposed 172-unit apartment complex and a mixed-use commercial development.

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

- 1) **Revision of the site plan to clearly identify the existing right-of-way along Schillinger Road South to the centerline exceeds 50’;**
- 2) **Revision of the site plan to either illustrate dedication to provide 30’ from the centerline of Hitt Road, or indicate the existing right-of-way is at least 30’ to the centerline;**
- 3) **Dedication of the corner radius at Schillinger Road South and Hitt Road per Section V.D.6. of the Subdivision Regulations;**
- 4) **Placement of a note on the site plan stating that Lot 1 is limited to one curb cut to Schillinger Road South, with the exact size, design and location to be approved by Traffic Engineering and ALDOT (as necessary) and comply with AASHTO standards;**
- 5) **Placement of a note on the site plan stating that Lot 2 is denied direct access to Schillinger Road South;**
- 6) **Placement of a note on the site plan stating that Lot 3 is limited to one curb cut to Schillinger Road South and ALDOT (as necessary) and two curb cuts to Hitt Road, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 7) **Placement of a note on the site plan stating that Lot 4 is limited to one curb cut to Hitt Road, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**

- 8) Placement of a note on the site plan stating that the Common Area is limited to one curb cut to Schillinger Road South and ALDOT (as necessary) with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 9) Provision of all lot sizes in square feet and acres, including the Common Area;
- 10) Retention of the 25' minimum building setback along all public rights-of-way;
- 11) Placement of a note on the site plan stating that the maintenance of the Common Area is the responsibility of the property owners and not the City of Mobile;
- 12) Depiction of sidewalks along all public rights-of-way;
- 13) Placement of a note stating that all lots with more than 25 parking spaces will require a photometric site plan at the time of permitting;
- 14) Placement of a note on the site plan stating that Planned Unit Developments are site plan specific, and as such, any substantial changes to an individual lot will require that particular lot to submit an Administrative PUD;
- 15) Placement of a note on the site plan stating that Planned Unit Developments are site plan specific, and as such, any changes to the alter access to the Common Area Access Easement will require an Administrative PUD;
- 16) Relocation of the proposed lift station outside of the 25' minimum building setback if any structures taller than 3' are associated with it;
- 17) Revision of the site plan so that all two-way drives are a minimum of 24' wide;
- 18) Placement of a note stating that all lots must comply with tree planting and landscape area requirements at the time of development;
- 19) Placement of a note on the site plan acknowledging that tree permits will be required prior to the removal of live oak trees larger than 24';
- 20) Placement of a note on the site plan stating that every dumpster or trash compactor will have to be connected to sanitary sewer and have a compliant dumpster enclosure;
- 21) Placement of a note on the site plan acknowledging the maximum building height in a B-3, Community Business District is 45';
- 22) Placement of a note on the site plan stating that at such a time as the adjacent property to the East is developed residentially, a compliant residential buffer should be erected;
- 23) 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 appropriate for the type of construction work being performed is required. For a Clearing and Grubbing; Timber Harvesting Permit, an approved site plan and erosion and sedimentation control plan is required. For a Tier 1 or Tier 2 Land Disturbance Permit, a complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and associated drainage and site development structures, will need to be included. The appropriate Land Disturbance Permit, as referenced above, 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.);

- 24) Compliance with Traffic Engineering comments (*A traffic impact study has been prepared for this site with a final document pending approval. The study includes off-site improvements along Schillinger Road adjacent to the development. Any improvements within the City right-of-way are subject to City approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile. Additional impact studies or updates to this study will be required as the development changes or defined uses are presented to the City. Updates and changes that may be made to the study since its submittal based on City comments must be provided to the City for any final acceptance of the study findings and prior to permitting. Driveway number, size, location and design are subject to the approved PUD for this site, shall be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The main access aisle is illustrated offset to the north within the easement. To accommodate the required storage lengths for that approach it is recommended that the roadway be shifted south so that the roadway lies entirely within the easement. Sidewalks are only partially shown within the development. They are required along all public street frontages. Given the mixed use nature of the development, sidewalk should be considered along the shared drives and elsewhere as appropriate for walkability within the development.);*
- 25) 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).);*
- 26) Compliance with Fire comments (*Multi-family Residential developments with up to 200 units may have only one approved fire access road if "all" structures on the property are protected by Fire Sprinklers.);*
- 27) Provision of two copies of the revised PUD site plan prior to the signing of the Final Plat; and
- 28) Submittal of two copies of the Traffic Impact Study prior to the signing of the Final Plat;
- 29) Completion of the Subdivision process prior to any requests for permits associated with new building construction (permits for land disturbance are allowed).

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

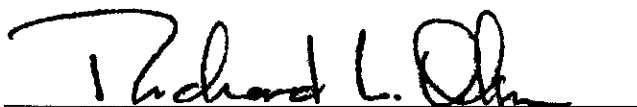
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Anchor Engineering