



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

RL REGI, LLC
7000 Central Parkway, Suite 700
Atlanta, GA 30328

Re: 5289 Halls Mill Road
 (North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West
 side of Demetropolis Road).
 Council District 4
 SUB2016-00092 (Subdivision)
 Rangeline Crossing Subdivision
 2 Lots / 82.8± 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 held the request over to the October 20, 2016 meeting, with revisions due by September 30th to address the following:

- 1) retention of the 25' minimum building setback line;
- 2) retention of the lot size in square feet and acres;
- 3) placement of a note on the plat stating that Lot A is limited to two curb-cuts per street frontage and Lot B is limited to one curb cut to its street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 4) comply with Traffic Engineering comments (*Rangeline Road Service Road is an ALDOT maintained roadway. Lot A is limited to two curb cuts per street frontage, and Lot B is limited to one curb cut to its street frontage, with size, location and design to be approved by ALDOT (where applicable) and 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.*); 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. Add a note describing the proposed use of the Common Area (i.e. landscaping, open area, detention, playground) C. Revise the Subdivision Name to something that includes Resubdivision of*

Rangeline Crossing Subdivision
September 20, 2016

- Lot 2, Rangeline Crossing. D. Show and label each and every existing easement. GIS indicates a drainage easement recorded along the rear of LOT B, extending from Halls Mill Rd. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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); and*
- 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).).*

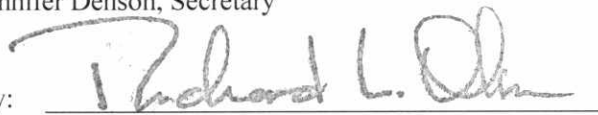
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Asarisi & Associates, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Asarisi & Associates, LLC
6348 Piccadilly Square Drive, Suite 215
Mobile, AL 36609

Re: 5289 Halls Mill Road

(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road).

Council District 4

ZON2016-01689 (Planned Unit Development)

Rangeline Crossing Subdivision

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

At its meeting on September 15, 2016, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two lots.

After discussion, the Planning Commission held the application over until the October 20, 2016 meeting, with with revisions due by September 30th to address the following:

- 1) revision of the site plan to illustrate all improvements for proposed Lot B;**
- 2) placement of a note on the site plan that improvements to Lot A will require new Planned Unit Development approvals;**
- 3) comply with Traffic Engineering comments (*Rangeline Road Service Road is an ALDOT maintained roadway. Lot A is limited to two curb cuts per street frontage, and Lot B is limited to one curb cut to its street frontage, with size, location and design to be approved by ALDOT (where applicable) and 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.*); and**
- 4) comply with Urban Forestry comments (*Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*).**

Rangeline Crossing Subdivision PUD
September 20, 2016

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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: RL REGI, LLC.