

THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

RJ Billingsley  
P.O. Box 190279  
Mobile, AL 36619

**Re: Case #SUB2014-00004 (Holdover)**  
**MAC Business Park Subdivision (A private road Subdivision)**  
3265 Hamilton Boulevard  
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road).  
1 Lot / 6.8± Acres

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

At its meeting on March 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the April 17<sup>th</sup> meeting to be heard in conjunction with the associated PUD, and so that the following can be added to the plat:

- 1) **Notes required by Section VIII.E.2. of the Subdivision Regulations, specifically items h. and j.**

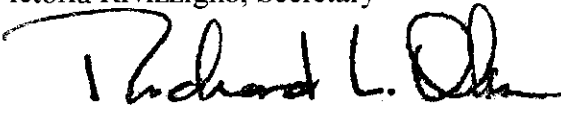
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Douglas A. Bryant



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

RJ Billingsley  
P.O. Box 190279  
Mobile, AL 36619

**Re: Case #ZON2014-00499 (Planned Unit Development)**  
**MAC Business Park Subdivision (A private road Subdivision)**  
3265 Hamilton Boulevard  
(South side of Hamilton Boulevard, 0.5± mile East of Rangeline Road).  
Planned Unit Development Approval to allow a private road subdivision.  
Council District 4

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

At its meeting on March 20, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to hold the matter over until the April 17<sup>th</sup> meeting with revisions by March 26, 2014 to address the following:

- 1) **revise the site plan to illustrate all existing and proposed structures;**
- 2) **revise the site plan to illustrate paved parking lots (for required parking), entrance drives, and access and maneuvering aisles;**
- 3) **revise site plan to illustrate frontage trees and full landscaping compliance for Lots 2 and 3;**
- 4) **placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) **revise the site plan to indicate a dumpster will be provided in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup will be utilized;**
- 6) **subject to Engineering comments: "1. Any work performed in the existing Hamilton Blvd 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).**

**MAC Business Park PUD**  
**March 21, 2014**

Also, the applicant may need to coordinate with ALDOT. 2. Add a note to the PUD Site Plan that any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD Site Plan that each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property, including the construction of the proposed PRIVATE ROAD. 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. 4. Add a note to the PUD Site Plan stating that the proposed development must comply with all Engineering Department Policy Letters: i.5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii.8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) 3-18-2004 Policy Letter (Additional subdivision street requirements)

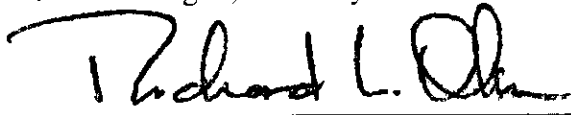
7) full compliance with all other municipal codes and ordinances.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: Douglas A. Bryant