



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Preble-Rish LLC
9949 Bellaton Ave
Daphne, AL 36526

Re: Case #SUB2014-00029 (Subdivision)
Atlantis Subdivision, Resubdivision of Lot 1
5089 Government Boulevard
(Northwest corner of Halls Mill Road and Demetropolis Road extending to the
East side of Government Boulevard).
2 Lots / 18.8± Acres

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

At its meeting on April 17, 2014, 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) **illustration of the building setbacks along all street frontages as depicted on the preliminary plat;**
- 2) **retention of the lot sizes in square feet and acres;**
- 3) **placement of a note stating the development is limited to its existing curb cuts;**
- 4) **compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);**
- 5) **compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing*)**

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- activity. B. 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. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. E. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);*
- 6) compliance with Traffic Engineering comments (All 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. Development is contingent upon completion of off-site improvements, as indicated in the study, and approved by Engineering and Traffic Engineering. For this phase of construction, it includes the construction of a left turn lane on Halls Mill Road at the site driveway, and a left turn lane on Halls Mill Road at Demetropolis Road.);**
 - 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 108" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.) and a not on the Final Plat indicating the preservation status;**
 - 8) completion of the Subdivision process prior to any request for land disturbance permits for Phase 2; and**
 - 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

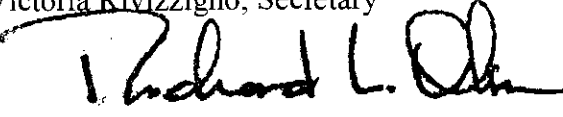
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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April 18, 2014

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: Woodside Mobile, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Preble-Rish LLC
9949 Bellaton Ave
Daphne, AL 36526

Re: Case #ZON2014-00611 (Planned Unit Development)

Atlantis Subdivision, Resubdivision of Lot 1

5089 Government Boulevard

(Northwest corner of Halls Mill Road and Demetropolis Road extending to the East side of Government Boulevard).

Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single business site.

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

At its meeting on April 17, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single business site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) compliance with Engineering comments** (*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). 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.*);
- 2) compliance with Traffic Engineering comments** (*All 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. Development is contingent*

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upon completion of off-site improvements, as indicated in the study, and approved by Engineering and Traffic Engineering. For this phase of construction, it includes the construction of a left turn lane on Halls Mill Road at the site driveway, and a left turn lane on Halls Mill Road at Demetropolis Road.);

- 3) 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 108" Live Oak Tree located on the South side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree removal permits are required from Urban Forestry before removing or trimming 24" DBH or larger Live Oak Trees.); and*
- 4) compliance with Fire Department comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*).

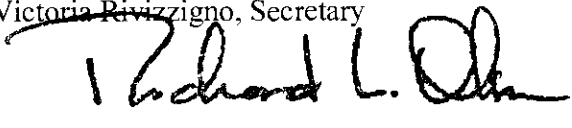
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Woodside Mobile, LLC