



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYDR

August 14, 2013

Tim McLeod  
3260 Pleasant Valley Road  
Mobile, AL 36606

**Re: Case #SUB2013-00068 (Subdivision)**  
**BDI Rangeline Subdivision**  
Southeast corner of Rabbit Creek Drive and Rangeline Service Road.  
1 Lot / 3.4± Acre

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

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of note on final plat stating that the lot is limited to (1) curb cut to Rabbit Creek Drive with the size, design and location of all curb-cuts to be approved by Traffic Engineering, ALDOT and conform to AASHTO standards;
- 2) labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat displaying the information;
- 3) correction to the spelling of the street name on the preliminary plat;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, north arrow, vicinity map, legend, existing ROW width, bearings and distances on all property lines) including the seal and signature of an Alabama Professional Land Surveyor. 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Provide a signature block for the City Engineer and the County Engineer. 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as*

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

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DISTRICT 4

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DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

*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).*

- 5) submission of revised PUD site plan prior to the signing of the Final Plat;
- 6) completion of the subdivision process prior to any request for 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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

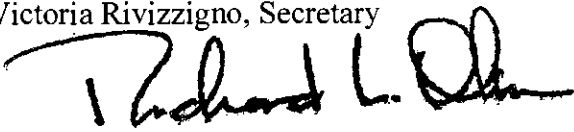
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Range Line Land Co., LLP  
Frank A. Dagley & Associates, Inc.



**SAMUEL L. JONES**  
MAYOR

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Tim McLeod  
3260 Pleasant Valley Road  
Mobile, AL 36606

**Re: Case #ZON2013-01606 (Planned Unit Development)**  
**BDI Rangeline Subdivision**

Southeast corner of Rabbit Creek Drive and Rangeline Service Road.  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on August 8, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the application was tentatively approved subject to the following conditions:

- 1) placement of two additional frontage trees located on the western portion of the property along Rangeline Service Road to comply with the tree and landscape requirements of the Zoning Ordinance;
- 2) placement of a note on site plan stating that no structures shall be built within the utility easement;
- 3) placement of a note on site plan to indicate the dumpster will be enclosed on all three sides and the type of enclosure materials;
- 4) placement of a note on site plan indicating that an ADMINISTRATIVE PUD application will be made to Planning Commission for the use of a storage unit for a business space;
- 5) placement of a note on site plan stating accessible parking will be provided as needed;
- 6) placement of a note on the site plan stating any units used for business purposes should be limited to business allowed in a B-5 district;
- 7) provision of a site plan at time of land disturbance depicting compliance with section 65-6.A. of the Zoning Ordinance regarding parking lot lighting and exterior lighting fixtures (not to exceed a 0.2 foot candle);

**BDI Rangeline Subdivision**

**August 14, 2013**

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- 8) provision of a revised PUD site plan prior to the signing of the Final Plat;**
- 9) full compliance with all other municipal codes and ordinances.**
- 10) revision of the site plan to depict a sidewalk, or submissions of an application for a sidewalk waiver.**

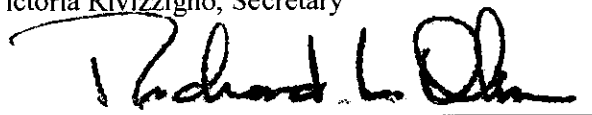
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