



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Marl M. Cummings, III
Cummings & Associates
P.O. Drawer 16227
Mobile, AL 36616

Re: **Case #SUB2014-00035 (Subdivision)**
The A & H Subdivision, Resubdivision of Lot 2
741, 803, 807, 809, 811, 813, 815, 831, 845, 851 and 853 Hillcrest Road
(Northeast corner of Hillcrest Road and Piccadilly Square Drive extending to the South
side of Airport Boulevard, 250'± East of Hillcrest Road).
2 Lots / 9.8± Acres

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

At its meeting on May 01, 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) **Retention of the 25' minimum building setback line and lot size in square feet and acres on the Final Plat;**
- 2) **Retention of the right-of-way widths for Airport Boulevard and Hillcrest Road;**
- 3) **Placement of a note on the Final Plat stating the site is limited to the existing curb-cuts, and to comply with Traffic Engineering comments. Any changes to the size, design, and location of the existing curb-cuts should be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.)*;**
- 6) **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 is required for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as***

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shown on the 1984 aerial photo (FLIGHT 19 - # 74) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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.);

- 7) *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. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any work in the right-of-way will require a right-of-way permit, approved by Engineering and Traffic Engineering.);*
- 8) *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).);*
- 9) *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.); and*
- 10) **Submission of a revised PUD site plan prior to the signing of the Final Plat.**

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.

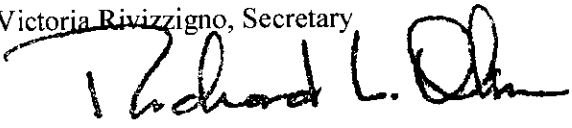
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering group of McCrory & Williams



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Marl M. Cummings, III
Cummings & Associates
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #ZON2014-00746 (Planned Unit Development)
The A & H Subdivision, Resubdivision of Lot 2
741, 803, 807, 809, 811, 813, 815, 831, 845, 851 and 853 Hillcrest Road
(Northeast corner of Hillcrest Road and Piccadilly Square Drive extending to the
South side of Airport Boulevard, 250'± East of Hillcrest Road).
Planned Unit Development to allow shared access between multiple building sites.

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access between multiple building sites.

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

- 1) Revision of the site plan to illustrate the correct boundaries of the entire PUD site to include all associate property in correlation with the Final Plat, and revision of the 25' minimum building setback line, as necessary;
- 2) Revision of the site plan to illustrate a compliant number of accessible parking spaces for the proposed Lot 2B and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);
- 3) Revision of the north arrow on the site plan;
- 4) Depiction of any proposed lighting along with a note stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;
- 5) Depiction of existing dumpsters and any proposed dumpsters on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note on the site plan stating that garbage collection will be via curbside pick-up;
- 6) Placement of a note on the site plan limiting Lot 2B to 1 wall sign and 1 tenant panel on the existing sign structure on Lot 2A;
- 7) Placement of a note on the site plan stating that no permanent structure can be constructed in any easement;

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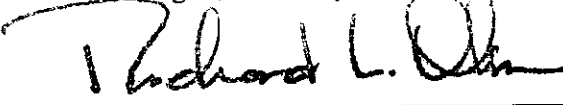
- 8) **Compliance with Engineering Comments:** *(1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. 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 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).);*
- 9) **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. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any work in the right-of-way will require a right-of-way permit, approved by Engineering and Traffic Engineering.);*
- 10) **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).);*
- 11) **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.); and*
- 12) **Revision of the layout, as necessary, to reflect Engineering, Traffic Engineering and Urban Forestry comments;**
- 13) **Completion of the Subdivision process prior to any request for building-related permits; Submission of a revised PUD site plan prior to the signing of the Final Plat; and**
- 14) **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: The Coleman Engineering group of McCrory & Williams