



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

Cypress Acquisitions, LLC
8343 Douglas Ave. Suite 200
Dallas, TX 75225

Re: Case #SUB2014-00082 (Subdivision)
Twister 303 Subdivision
1300 North University Boulevard
(Southeast corner of University Boulevard and Overlook Road).
6 Lots / 14.3± Acres

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

At its meeting on August 7, 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) placement of a note on the plat stating the maintenance of the detention pond/ common area will be the responsibility of the property owners;
- 2) placement of a note on the plat stating no structures shall be placed in any drainage or utility easements;
- 3) revise the plat to depict the same lot sizes in square feet and acres to coincide with the lot sizes on the site plan;
- 4) retention of the 25' minimum building setback on the Final Plat;
- 5) retention of the labeling of the right-of-way width of North University Boulevard;
- 6) placement of a note on the Final Plat stating the site is limited to a total of 3 curb-cuts North University Boulevard with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;
- 7) placement of a note on the Final Plat stating that the site is denied access to Overlook Road;
- 8) dedication to provide 25' from the centerline of Overlook Road if the right-of-way is less than 50' in width;
- 9) labeling of the right-of-way width of Overlook Road;
- 10) 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

Twister 303 Subdivision

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protected species, if any, prior to the issuance of any permits or land disturbance activities;

- 11) compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide and label the monument set or found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
- 12) compliance with Traffic Engineering comments: *"The overall site is limited to a total of three curb cuts to University Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed Lot 1 is denied access to both University Boulevard and Overlook Road. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by the City. Development is contingent upon completion of off-site improvements, as indicated in the study. These improvements include, but are not limited to the installation of a traffic signal at the proposed southern driveway, restriping a dedicated southbound left turn lane, and right turn lane construction for each site driveway."*;
- 13) 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)."*;
- 14) compliance with Fire 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
- 15) submission of 2 copies 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 marine.karapetyan@cityofmobile.org.

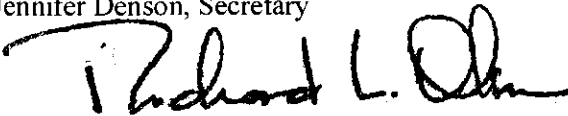
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Charles E. Fowler, Jr., PE



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

Cypress Acquisitions, LLC
8343 Douglas Ave. Suite 200
Dallas, TX 75225

Re: Case #ZON2014-01467 (Planned Unit Development)
Twister 303 Subdivision
1300 North University Boulevard
(Southeast corner of University Boulevard and Overlook Road).
Planned Unit Development approval to allow shared access and parking across
multiple lots and multiple buildings on a single building site

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

At its meeting on August 7, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking across multiple lots and multiple buildings on a single building site

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **revise the site plan to depict the same lot sizes in square feet and acres to coincide with the lot sizes on the preliminary plat;**
- 2) **revise the site plan to accurately depict the 25' minimum building setback line to coincide with the preliminary plat;**
- 3) **placement of a note on the site plan stating the site is limited to a total of 3 curb-cuts North University Boulevard with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;**
- 4) **placement of a note on the site plan stating that the site is denied access to Overlook Road;**
- 5) **retention of the labeling of the right-of-way width of North University Boulevard;**
- 6) **dedication to provide 25' from the centerline of Overlook Road if the right-of-way is less than 50' in width;**
- 7) **labeling of the right-of-way width of Overlook Road;**
- 8) **revise the site plan to provide the landscaping frontage and total landscaping calculations;**

- 9) revise the site plan to depict frontage trees and perimeter trees;
- 10) revise the site plan to illustrate the location of the service window and queuing spaces for all proposed or anticipated drive-throughs;
- 11) retention of dumpsters on the site plan;
- 12) placement of a note on the site plan stating dumpsters will be enclosed on all three sides and connected to sanitary sewer;
- 13) revise the site plan to depict the location of wall and freestanding signage for the site;
- 14) placement of a note on the site plan stating no structures shall be placed in any utility or drainage easements;
- 15) retention of the note on the site plan stating that the maintenance of the detention pond/ common area will be the responsibility of the property owners;
- 16) retention of the sidewalk along Overlook Road and North University Boulevard;
- 17) retention of the 10' building setback line and 6' wooden privacy fence where the site abuts residential property;
- 18) submission of a photometric plan at the time of submittal for building permits;
- 19) retention of the 25' wide drive aisles as depicted on the site plan;
- 20) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 21) 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. 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. 3. 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. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters."*
- 22) compliance with Traffic Engineering comments: *"The overall site is limited to a total of three curb cuts to University Boulevard with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."*

Twister 303 Subdivision PUD
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Proposed Lot 1 is denied access to both University Boulevard and Overlook Road. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by the City. Development is contingent upon completion of off-site improvements, as indicated in the study. These improvements include, but are not limited to the installation of a traffic signal at the proposed southern driveway, restriping a dedicated southbound left turn lane, and right turn lane construction for each site driveway.”;

23) 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).”;*

24) compliance with Fire 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

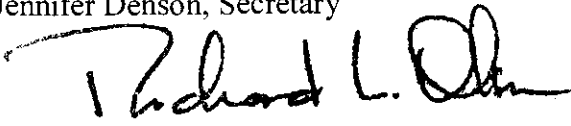
25) full compliance with all other municipal codes and ordinances.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Mr. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Charles E. Fowler, Jr., PE