



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

RL REGI, LLC
6 Concourse Pkwy., St. 1600
Atlanta, GA 30328

Re: 5289 Halls Mill Road
(Northeast corner of Rangeline Service Road and Demetropolis Road, extending to the East side of Halls Mill Road, 300'± North of Rangeline Service Road).
Council District 4
SUB-000049-2017 (Subdivision)
Rangeline Crossing Subdivision

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

At its meeting on May 4, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Completion of the Subdivision process for those lots created by the Planning Commission's February 16, 2017 approval prior to the signing of the plat for the current application;**
- 2) Placement of a note on the final plat stating that the number, size, design and location of curb-cuts is subject to an approved Planned Unit Development;**
- 3) Revision of the plat to depict a 25-foot minimum building setback from all existing and proposed public and private streets;**
- 4) Placement of a note on the final plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;**
- 5) Compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the labeling of "YOGGER PASS". This is still considered private property and***

not a public ROW. C. Revise the written legal description for the proposed subdivision. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 6) *Compliance with Traffic Engineering comments (A traffic impact study was completed for this site and at this time of this review is expected to be revised based on comments submitted to the applicant. The proposed development in the study included the VA clinic and two additional outparcels that are anticipated to be completed around the same time the VA clinic is completed. The draft study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as indicated in the study as to be determined upon the resubmission and approval of a final version of the traffic impact study. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. As a means of access management, Traffic Engineering recommends the removal of a portion of the roadway of "Rangeline Crossing Drive" from the westernmost proposed driveway and Halls Mill Road, and instead realign the roadway to the north along the proposed 50' ingress/egress easement illustrated on the plan. This is in anticipation of future development of the parcel(s) to increase the distance from the main entry into the site to the already congested intersections to the south. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 8) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));*
- 9) *Provision of a revised PUD site plan prior to the signing of the final plat; and*
- 10) *Completion of the Subdivision process prior to any request for new building construction.*

Rangeline Crossing Subdivision

May 10, 2017

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

Jennifer Denson, Secretary

By:


Richard Olsen

Deputy Director of Planning & Zoning

cc: Asarisi & Associates
Wattier Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Asarisi & Associates
6348 Piccadilly Square Dr., St. 215
Mobile, AL 36609

Re: 5289 Halls Mill Road

(Northeast corner of Rangeline Service Road and Demetropolis Road, extending to the East side of Halls Mill Road, 300'± North of Rangeline Service Road).

Council District 4

PUD-000051-2017 (Planned Unit Development)

Rangeline Crossing Subdivision

Dear Applicant/Property Owner:

At its meeting on May 4, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots.

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

- 1) Placement of a note on the site plan stating that the number, size, design and location of curb-cuts is subject to an approved Planned Unit Development, with the exception that the clinic site may add a curb-cut to Yogger Pass, once it is completed, subject to the Northern most curb-cut to Demetropolis Road being removed;
- 2) Revision of the site plan to depict a 25-foot minimum building setback from all existing and proposed public and private streets;
- 3) Placement of a note on the final plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;
- 4) Revision of the site plan to depict sidewalks along all public road frontages;
- 5) Submission of a new Planned Unit Development application for Planning Commission review as each vacant lot not addressed in this application is considered for development;
- 6) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 Mobile City Code, Chapter 17, Storm Water Management and Flood Control; 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 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) *Compliance with Traffic Engineering comments (A traffic impact study was completed for this site and at this time of this review is expected to be revised based on comments submitted to the applicant. The proposed development in the study included the VA clinic and two additional outparcels that are anticipated to be completed around the same time the VA clinic is completed. The draft study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as indicated in the study as to be determined upon the resubmission and approval of a final version of the traffic impact study. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. As a means of access management, Traffic Engineering recommends the removal of a portion of the roadway of "Rangeline Crossing Drive" from the westernmost proposed driveway and Halls Mill Road, and instead realign the roadway to the north along the proposed 50' ingress/egress easement illustrated on the plan. This is in anticipation of future development of the parcel(s) to increase the distance from the main entry into the site to the already congested intersections to the south. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 9) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));*
- 10) *Provision of a revised PUD site plan prior to the signing of the final plat; and*

Rangeline Crossing Subdivision PUD

May 4, 2017

11) Full compliance with all other municipal codes and ordinances.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

By:

Richard Olsen

Deputy Director of Planning

cc: RL REGI, LLC