



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Keaton Properties, LLC
89 N. Sage Avenue
Mobile, AL 36607

Re: 901 & 905 Lakeside Drive
(East side of Lakeside Drive at the East terminus of Lakeside Court).
Council District 4
SUB2015-00037 (Subdivision)
Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A,
Resubdivision of Lots 5 & 6
1 Lot / 1.0± Acre

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

At its meeting on May 07, 2015, 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 Final Plat stating that the lot is limited to one curb-cut to Lakeside Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **retention of the 25' minimum building setback line along Lakeside Drive;**
- 3) **labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **compliance with the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lot will receive historical credit of impervious area towards stormwater detention***

Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A,
Resubdivision of Lots 5 & 6
May 11, 2015

requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Departments staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I Provide a copy of the Final Plat along with the original when submitting for City Engineer signature);

- 5) *compliance with the Traffic Engineering comments: (Lot is limited to one curb cut to Lakeside Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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.);*
- 6) *compliance with the 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.);*
- 7) *submission of a revised PUD site plan prior to the signing of the Final Plat; and*
- 8) *completion of the Subdivision process prior to the submission for building permits for the proposed development.*

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.

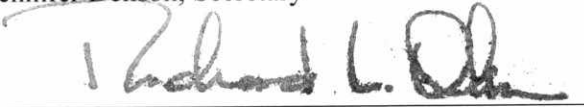
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Keaton Properties, LLC
89 N. Sage Avenue
Mobile, AL 36607

Re: 901 & 905 Lakeside Drive
(East side of Lakeside Drive at the East terminus of Lakeside Court).
Council District 4
ZON2015-00877 (Planned Unit Development)
Lakeside Commercial Park Subdivision, 9th Addition, 1st Sector, Lot A,
Resubdivision of Lots 5 & 6
Planned Unit Development Approval to allow multiple buildings on a single building site with reduced tree plantings.

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

At its meeting on May 07, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site with reduced tree plantings.

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

- 1) revision of the site plan to provide a public sidewalk along the entire Lakeside Drive frontage, or the submission and approval of a Sidewalk Waiver application;
- 2) revision of the site plan to provide bumper stops or curbing within the parking areas;
- 3) retention of the 25' minimum building setback line along Lakeside Drive;
- 4) labeling of the site with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that refuse collection will either be curb-side or via a private can collection service;
- 6) revision of the site plan to indicate HVAC units, with all units 36" or more above grade meeting at least a 5' side and rear yard setback;
- 7) coordination with Traffic Engineering on the size, design and location of the curb cut to Lakeside Drive and revision of the site plan to indicate any revision to the curb cut required by Traffic Engineering;

May 11, 2015

- 8) compliance with the 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. 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. 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.];*
- 9) compliance with the 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.);*
- 10) compliance with the Traffic Engineering comments: *(Lot is limited to one curb cut to Lakeside Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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.);*
- 11) compliance with the Urban Forestry comments: *(Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry);*
- 12) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 13) 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

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.