



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Esfeller Properties, LLC  
P. O. Box 114  
Codens, AL 36523

**Re: 8561 U.S. Highway 90 West**  
(North side of Hamilton Boulevard, 2/10± mile East of U.S. Highway 90 West, extending to the West terminus of East Rite Road).  
Council District 4  
**SUB2015-00151 (Subdivision)**  
**Coastal Ready Mix Development Subdivision**  
1 Lot / 45.9± Acres

Dear Applicant(s):

At its meeting on January 7, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) **illustration of dedication, if necessary, to provide 50' from the centerline of Hamilton Boulevard;**
- 2) **correctly label "East Rite Road";**
- 3) **retention of the lot sizes in square feet and acres;**
- 4) **illustration of the 25' minimum building setback line along both frontages;**
- 5) **placement of a note stating that no structures will be erected in any easement;**
- 6) **placement of a note on the site plan stating that the lot is limited to one curb cut to Hamilton Boulevard, and one curb cut to East Rite Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **full compliance with the Traffic Engineering comments (*Site is limited to one curb cut to Hamilton Boulevard, and one curb cut to E Rite Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 8) *full 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 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. Provide a Location Map. C. Correct the name of the public ROW along the western boundary. There is no "EAST FORE RD" located within City limits. D. Show the proposed boundary of the subdivision. E. Label all contour lines. E. All line work appears to be the same line type and line weight. Provide something different for the proposed subdivision boundary. F. Show the location, width, and purpose of existing and proposed easements. G. Provide and label the monument set or found at each subdivision corner. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
  - 9) *compliance with Fire Department 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); and*
  - 10) *provision of two copies of the revised site plan to the Planned Unit Development to the Planning and Zoning Department 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.

**Coastal Ready Mix Subdivision**  
**January 11, 2016**

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](mailto: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: \_\_\_\_\_

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

Richard Olsen  
Deputy Director of Planning

cc: Cowles, Murphy, Glover & Associates



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Cowles, Murphy, Glover & Associates  
457 St. Michael Street  
Mobile, AL 36602

**Re: 8561 U.S. Highway 90 West**  
(North side of Hamilton Boulevard, 2/10± mile East of U.S. Highway 90  
West, extending to the West terminus of East Rite Road).  
Council District 4  
**ZON2015-02806 (Planned Unit Development)**  
**Coastal Ready Mix Development Subdivision**

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

At its meeting on January 7, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

**After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:**

- 1) correctly label "East Rite Road";
- 2) revision of the site plan to indicate the square footage of office space to be provided on site as well as the number of warehouse employees and provision of parking calculations on the site plan per info provided;
- 3) revision of the site plan to indicate that the site will provide full compliance with landscaping and tree planting requirements of the Zoning Ordinance;
- 4) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance to the North of the site;
- 5) revision of the site plan to indicate either a dumpster connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note stating that curb-side pickup will be utilized;
- 6) compliance with Engineering Department comments (1. Due to the proposed subdivision, the site may need to be assigned a different 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 2. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for the lot. 3. The proposed storage yard will need to be surfaced as required by Mobile City Code, Chapter 64 Section 64-4. Any request for an Alternative Parking Surface shall be approved by the City Engineer and the Director - Urban Development Dept. or receive a Variance from the City Board of Zoning Adjustments. **ADD THE FOLLOWING NOTES TO**

**Coastal Ready Mix Subdivision PUD**  
**January 11, 2016**

- 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) full compliance with the Traffic Engineering comments (Site is limited to one curb cut to Hamilton Boulevard, and one curb cut to E Rite Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);
  - 8) compliance with Fire Department 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); and
  - 9) provision of two copies of the revised site plan to the Planned Unit Development to the Planning and Zoning Department prior to the signing of the Final Plat.

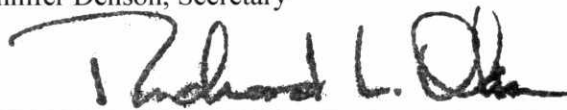
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Esfeller Construction



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Gary D. E. Cowles  
457 St. Michael Street  
Mobile, AL 36602

**Re: 8561 U.S. Highway 90 West**  
(North side of Hamilton Boulevard, 2/10± mile East of U.S. Highway 90  
West, extending to the West terminus of East Rite Road).  
Council District 4  
**ZON2015-02792 (Rezoning)**  
**Gary D. E. Cowles**

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

At its meeting on January 7, 2016, the Planning Commission considered your request for a change in zoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow the construction of a concrete plant.

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

- 1) limited to an approved Planned Unit Development;**
- 2) completion of the Subdivision process; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$413.20. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Esfeller Construction



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**Re: 8561 U.S. Highway 90 West**  
(North side of Hamilton Boulevard, 2/10± mile East of U.S. Highway 90  
West, extending to the West terminus of East Rite Road).  
Council District 4  
**ZON2015-02793 (Sidewalk Waiver)**  
**Cowles, Murphy, Glover & Associates**  
Request to waive construction of a sidewalk along Hamilton Boulevard.

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

At its meeting on January 7, 2016, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

**The Planning Commission denied the request for the following reasons:**

- 1) there is sufficient room along both East Rite Road and Hamilton Boulevard within the right-of-way, or within the property, for the construction of a sidewalk.**

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