



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

JJT
c/o Bruce McAdams
P. O. Box 16665
Mobile, AL 36616

Re: 1147 & 1151 East I-65 Service Road South and 1180 Sledge Drive
(Southeast corner of East I-65 Service Road South and International Drive
extending to Sledge Drive).
Council District 5
Case #SUB2015-00124 (Subdivision)
Bullard Subdivision, Lot 1
1 Lot / 5.6± Acres

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

At its meeting on November 5, 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) **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. Add street names to the vicinity map. C. Revise the Subdivision Name to "Resubdivision of Lot 1, Bullard Subdivision". D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #79) the Lot will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature);
- 2) Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, 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);
 - 3) 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).);
 - 4) 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));
 - 5) Placement of a note on the final plat stating that the site is limited to the two existing curb-cuts to each abutting street, with any changes to the size and design to be approved by Traffic Engineering (and ALDOT where appropriate), and in conformance to the greatest extent possible with AASHTO standards;
 - 6) Provision of a revised PUD site plan prior to the signing of the final plat; and
 - 7) Completion of the Subdivision process prior to any request for site inspections associated with new construction.

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

Bullard Subdivision, Lot 1
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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

November 16, 2015

JJT Properties, LLC
11417 East I-65 Service Road South
Mobile, AL 36606

Re: 1147 & 1151 East I-65 Service Road South and 1180 Sledge Drive
(Southeast corner of East I-65 Service Road South and International Drive extending to Sledge Drive).
Council District 5
Case #ZON2015-02357 (Planned Unit Development)
Bullard Subdivision, Lot 1

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Administrative Planned Unit Development to allow multiple buildings on a single building site and reduced front and side-yard setbacks.

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

- 1) 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.);

- 2) **Compliance with Traffic Engineering comments** (*Site is limited to its existing curb cuts, 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*);
- 3) **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).);*
- 4) **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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));*
- 5) **Placement of a note on the final plat** stating that the site is limited to the two existing curb-cuts to each abutting street, with any changes to the size and design to be approved by Traffic Engineering (and ALDOT where appropriate), and in conformance to the greatest extent possible with AASHTO standards;
- 6) **Any new dumpsters** placed on the site must comply with Section 64-4.D.9. of the Zoning Ordinance, and the site plan should depict dumpster enclosure locations;
- 7) **Any new lighting** on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and possibly 64-6.A.8. of the Zoning Ordinance;
- 8) **Provision of a revised PUD site plan** prior to the signing of the final plat;
- 9) **Completion of the Subdivision process** prior to any request for site inspections associated with new construction; and
- 10) **Any future minor changes to the multi-phase PUD**, which do not result in a greater setback encroachment or a reduction in the final total landscape areas or number of trees, be allowed to be undertaken via the Administrative PUD process.

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.