



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

West Mobile Properties, LLC
600 Zeigler Circle East
Mobile, AL 36608

Re: 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South
(Southeast corner of Zeigler Circle East and Sellers Lane).
Council District 7
SUB-000569-2018 (Subdivision)
U.S. Machine Subdivision

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

At its meeting on July 19, 2018, 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) retention of the lot size in square feet and acres;
- 2) retention of the 20' minimum building setback along Sellers Lane, Zeigler Circle East, and Zeigler Circle South;
- 3) depiction of a 25' setback along Roosevelt Avenue;
- 4) placement of a note on the Final Plat stating the lot should be limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South, with driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note stating the lot is denied direct access to Roosevelt Avenue;
- 6) placement of a note on the Final Plat stating no structures are allowed in any easements;
- 7) 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. Clarify the site boundary or label all of the streets shown in the vicinity map. C. Review and revise the written legal description to coincide with the information shown on the drawing. D. Correct the Subdivision Name shown on the preliminary plan or on the application form. E. Clarify that the drawing items (shown in legend) will be legible when copied/scanned from Probate Court records. F. Based on NOTE #10 add verbiage that no access will be allowed to Roosevelt Ave. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic*

Engineering signatures. G. 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. H. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 8) compliance with Traffic Engineering comments:** *(Site is limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. One curb cut can be provided as two one-way curb cuts as approved by Traffic Engineering. 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.);*
- 9) 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).); and*
- 10) 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)).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Clark, Geer, Latham & Associates



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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July 31, 2018

West Mobile Properties, LLC
600 Zeigler Circle East
Mobile, AL 36608

Re: 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South
(Southeast corner of Zeigler Circle East and Sellers Lane).
Council District 7
PUD-000571-2018 (Planned Unit Development)
U.S. Machine Subdivision

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

At its meeting on July 19, 2018, the Planning Commission considered Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows an existing business to expand without relocating;
- b) the proposal does promote the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows multiple buildings on a single building site;
- c) the proposal does promote the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because it is allowing an existing business to expand in an existing commercial area;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), as no new public infrastructure will be necessary.

The Planned Unit Development request is recommended for Approval, subject to the following conditions:

- 1) retention of the 20' minimum building setback along Sellers Lane, Zeigler Circle East, and Zeigler Circle South;
- 2) depiction of a 25' setback along Roosevelt Avenue;
- 3) placement of a note on the Final Plat stating the lot should be limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South, with driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note stating the lot is denied direct access to Roosevelt Avenue;
- 5) placement of a note on the Final Plat stating no structures are allowed in any easements;
- 6) compliance with Engineering comments: *(1. Label the plan as PUD SITE PLAN. 2. Label all items as EXISTING or FUTURE (PROPOSED). Is there a difference between the items shown as "PROPOSED" and those shown as "FUTURE"? 3. Show and label any future curb cuts. 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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) compliance with Traffic Engineering comments: *(Site is limited to one curb cut to Sellers Lane, two curb cuts to Zeigler Circle East and one curb cut to Zeigler Circle South. Driveway size, location and design to be approved by Traffic Engineering and*

U.S. Machine Subdivision PUD
July 31, 2018

conform to AASHTO standards. One curb cut can be provided as two one-way curb cuts as approved by Traffic Engineering. 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 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).); and*
- 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)).*

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

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: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Clark, Geer, Latham & Assoc., Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

West Mobile Properties, LLC
600 Zeigler Circle East
Mobile, AL 36608

Re: 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South
(Southeast corner of Zeigler Circle East and Sellers Lane).
Council District 7
ZON-000581-2018 (Rezoning)
West Mobile Properties, LLC.

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

At its meeting on July 19, 2018, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to I-1, Light-Industry District.

After discussion, the Planning Commission decided to recommend a change in zoning to the City Council to I-1, Light-Industry District, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$285.40. 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: _____

Margaret Pappas
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Deputy Director of Planning and Zoning

cc: Clark, Geer, Latham & Associates



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LETTER OF DECISION

July 31, 2018

West Mobile Properties, LLC
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Mobile, AL 36608

Re: 556, 566, 576 & 600 Zeigler Circle East & 7331 Zeigler Circle South
(Southeast corner of Zeigler Circle East and Sellers Lane).
Council District 7
SUB-SW-000570-2018 (Sidewalk Waiver)
West Mobile Properties, LLC.
Request to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.

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

At its meeting on July 19, 2018, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

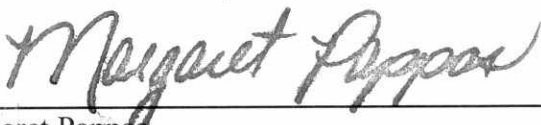
After discussion, the Planning Commission denied the request to waive construction of a sidewalk along Zeigler Circle East, Zeigler Circle South and Sellers Lane.

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:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Clarke, Geer, Latham & Associates