



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Cellular South Real Estate, Inc.
ATTN: Jerry Skipper
1018 Highland Colony Pkwy., St. 400
Ridgeland, MS 39157

Re: 3208 & 3210 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 165' North of Tallahassee Drive).
Council District 3
SUB2015-00129 (Subdivision)
CSpire/Claxton Commercial Facility Subdivision
Number of Lots / Acres: 2 Lots 1.3 ± Acre

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

At its meeting on November 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;**
- 2) **revision of the plat to indicate the current right-of-way width along Dauphin Island Parkway, and if less than 50' from the centerline to the front property line, dedication sufficient to provide 50' is required;**
- 3) **placement of a note on the Final Plat stating that the Subdivision is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **revision of the plat to label each lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;**

- 5) revision of the plat to remove the Certificate of Approval by the Mobile County Planning and Zoning Commission and its associated signature and date blocks and provide a block titled "Approved by City of Mobile Planning Commission" with a signature and date blank below;
- 6) coordination with Mobile Traffic Engineering and Mobile City Engineering on providing signature and date blocks for those entities to sign;
- 7) 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/Label Dauphin Island Parkway in the vicinity map. C. Show the outline of both LOTS in the proposed subdivision. This plan submitted outlines LOT 1 only. D. Correct the Subdivision Name to include Resubdivision of Lot 5 & 6, Riverside Subdivision Block 'A' E. Provide a revised written legal description for the proposed LOT 2 to include the missing portion near the chain link fence corner. Provide an overall written legal description for the FINAL PLAT. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the City Engineer. 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 28 - #86) the Lot(s) 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. Correct the signature block for the City of Mobile Planning Commission. It is not the Mobile County Planning Commission. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) compliance with the Traffic Engineering comments: *(Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to*

CSpire/Claxton Commercial Facility Subdivision
November 16, 2015

- 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.);*
- 9) **compliance with the 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).];*
- 10) **compliance with the 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
- 11) **submission to the Planning Division and approval of three (3) copies of a revised PUD and three (3) copies of a revised Planning Approval site plan prior to signing 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.

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.

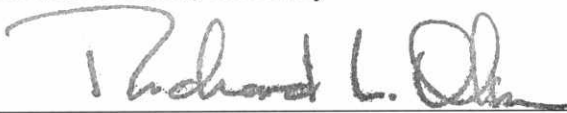
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Hardy Engineering, Inc.
George R. Claxton
CMI Acquisitions



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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1018 Highland Colony Parkway, Suite 400
Ridgeland, MS 39157

Re: 3208 & 3210 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 165' North of Tallahasee Drive).
Council District 3
ZON2015-02298 (Planned Unit Development)
CSpire/Claxton Commercial Facility Subdivision

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two lots.

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

- 1) **subject to the approval by the Board of Zoning Adjustment of Height, Setback and Residential Buffer Separation Variance requests;**
- 2) **revision of the site plan to provide a drive paved with asphalt, concrete or an approved alternative paving surface for the lease parcel area;**
- 3) **revision of the site plan to provide overstory trees, to be coordinated with Urban Forestry, at a ratio of one tree per every 30 linear feet of tower compound perimeter;**
- 4) **revision of the site plan to provide an 8' high wooden privacy fence and gates around the tower compound;**
- 5) **revision of the site plan to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;**
- 6) **revision of the site plan to indicate the current right-of-way width along Dauphin Island Parkway after any required frontage dedication;**
- 7) **revision of the site plan to label each lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the site plan providing the same information;**

- 8) placement of a note on the site plan stating that the site is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) the tower structure height is limited to 148' with a 4' lightning rod atop, with a total height of 152';
- 10) completion of the Subdivision process;
- 11) 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. 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.]*;
- 12) compliance with the Traffic Engineering comments: *(Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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.)*;
- 13) compliance with the 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).]*;
- 14) compliance with the 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
- 15) submission to the Planning Division and approval of three (3) copies of a revised PUD site plan prior to signing the Final Plat of the Subdivision.

CSpire/Claxton Commercial Facility Subdivision PUD
November 16, 2015

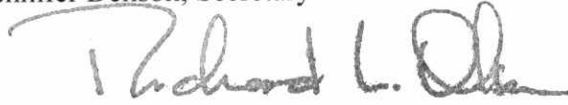
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: George R. Claxton
CMI Acquisitions
Hardy Engineering



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Re: 3208 & 3210 Dauphin Island Parkway
(West side of Dauphin Island Parkway, 165' North of Tallahasee Drive).
Council District 3
ZON2015-02296 (Planning Approval)
CSpire/Claxton Commercial Facility Subdivision

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

At its meeting on November 5, 2015, the Planning Commission considered for Planning Approval to allow 148' high cell tower in a B-3, Community Business District.

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

- 1) subject to the approval by the Board of Zoning Adjustment of Height, Setback and Residential Buffer Separation Variance requests;**
- 2) revision of the site plan to provide a drive paved with asphalt, concrete or an approved alternative paving surface for the lease parcel area;**
- 3) revision of the site plan to provide overstory trees, to be coordinated with Urban Forestry, at a ratio of one tree per every 30 linear feet of tower compound perimeter;**
- 4) revision of the site plan to provide an 8' high wooden privacy fence and gates around the tower compound;**
- 5) revision of the site plan to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;**
- 6) revision of the site plan to indicate the current right-of-way width along Dauphin Island Parkway after any required frontage dedication;**
- 7) revision of the site plan to label the lease area lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the site plan providing the same information;**

- 8) placement of a note on the site plan stating that the site is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) the tower structure height is limited to 148' with a 4' lightning rod atop, with a total height of 152';
- 10) completion of the Subdivision process;
- 11) compliance with the Engineering comments: *[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.];*
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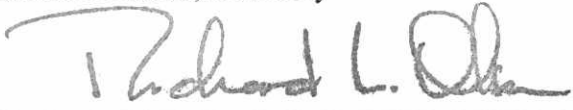
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