



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2017

*****RE-CORRECTED*****

Springhill Realty, LLC
3062 Government Boulevard
Mobile, AL 36606

Re: **3101, 3105 and 3109 Commerce Court East & 1101 and 1105 I-65 Commerce Drive**
(Southeast corner of Commerce Court East and I-65 Commerce Drive).
Council District 4
SUB-000090-2017 (Subdivision)
I-65 / Government Boulevard Commerce Park Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of lot size in square feet and acres on the Final Plat;
- 2) retention of the 25' minimum building setback line along the entire site where the property lines abut road frontage;
- 3) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 4) retention of the right-of-way widths on the Final Plat;
- 5) placement of a note on the Final Plat that Lot 14 is limited to one curb-cut to Commerce Ct E with the size, design and location to be coordinated with and approved by Traffic Engineering, and conform to AASHTO standards.;
- 6) 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. Correct the street names to the vicinity map. C. Show and label the proposed drainage easement for the existing detention pond and associated structures and piping that is currently serving the development. D. Provide a copy of the existing subdivision covenants related to the detention facility. E. Provide a copy of the proposed subdivision covenants related to the detention facility. F. 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. G. Show and label all flood zones. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. 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. N. 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. O. 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. P. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.”;*
- 7) compliance with Traffic Engineering comments: “For the Subdivision, proposed Lot 14 is limited to one curb-cut to I-65 Commerce Court East. For the Planned Unit Development, which includes proposed Lot 14, curb-cut locations onto I-65 Commerce Drive to be coordinated with and 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 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).”;

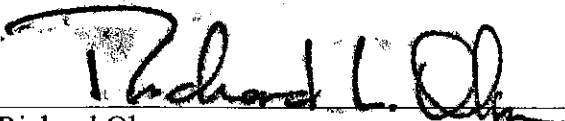
- 9) **compliance with Fire comments: *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).; and***
- 10) **provision of a revised PUD site plan prior to the signing of the Final Plat.**

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.

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

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Gulf Hauling & Construction, Inc.
Clark, Geer & Latham
Byrd Surveying, Inc.



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3062 Government Boulevard
Mobile, AL 36606

Re: 3101, 3105 and 3109 Commerce Court East & 1101 and 1105 I-65 Commerce Drive
(Southeast corner of Commerce Court East and I-65 Commerce Drive).
Council District 4
PUD-000091-2017 (Planned Unit Development)
I-65 / Government Boulevard Commerce Park Subdivision

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

At its meeting on June 1, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple lots.

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

- 1) revision of the site plan to depict the lot sizes in square feet and acres;
- 2) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 3) retention of the right-of-way widths on the site plan;
- 4) placement of a note on the site plan stating that the development site is limited to two curb-cuts to I-65 Commerce Drive and two curb-cuts to Commerce Court East, with the exact size, location and design to be coordinated with and approved by Traffic Engineering, and conform to AASHTO standards;
- 5) retention of the a sidewalk along all street frontages;
- 6) revision of the site plan to reflect tree planting calculations for both perimeter and frontage trees only for the exterior property boundaries and to eliminate the proposed parking trees for the vehicular storage and inventory areas on Lots 14 and 15;
- 7) retention of all new and existing notes on the site plan;

I-65 / Government Boulevard Commerce Park Subdivision PUD

June 5, 2017

- 8) placement of a note on the site plan stating that a photometric plan, in compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, will be required at the time of submittal for land disturbance permits;
- 9) 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. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters."*
- 10) compliance with Traffic Engineering comments: *"For the Subdivision, proposed Lot 14 is limited to one curb-cut to I-65 Commerce Court East. For the Planned Unit Development, which includes proposed Lot 14, curb-cut locations onto I-65 Commerce Drive to be coordinated with and 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.";*
- 11) 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).";*
- 12) 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)."*
- 13) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 14) full compliance with all other municipal codes and ordinances.

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

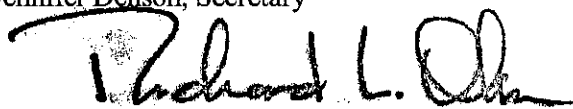
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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Ms. Jennifer Denson, Secretary

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