



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
*** CORRECTED ***

July 20, 2018

DCA Rangeline, LLC
225 Springhill Memorial Park
Mobile, AL 36609

Re: 5289 Halls Mill Road
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road).
Council District 4
SUB-000535-2018 (Subdivision)
Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 & 5

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

At its meeting on June 21, 2018, 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) revision of the labeling of the lots to depict Lot A and Lot B or Lot 4A and Lot 4B to be the same on both the PUD site plan and the plat;
- 2) retention of lot sizes in square feet and acres or the provision of a table illustrating that information;
- 3) retention of the 25' minimum building setback lines along where the property lines abut all road frontages;
- 4) placement of a note on the Final Plat stating the number, size, design and location of curb-cuts is subject to a Planning Commission approved Planned Unit Development;
- 5) placement of a note on the Final Plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;
- 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. Add Rangeline Crossing Drive to the vicinity map. C. Show and

label each and every Right-Of-Way and easement. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. 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.”;

- 7) compliance with Traffic Engineering comments: “A traffic impact study has been prepared for this site and is an ongoing effort given the dynamics of this development. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;
- 7) 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).”;
- 8) 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)”;
- 9) 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 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.

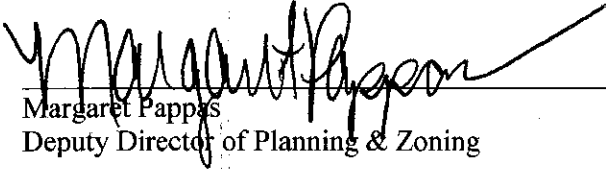
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas

Deputy Director of Planning & Zoning

cc: Wattier Surveying, Inc.



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July 20, 2018

DCA Rangeline, LLC
225 Springhill Memorial Park
Mobile, AL 36609

Re: 5289 Halls Mill Road
(North side of Rangeline Service Road, 280'± East of Halls Mill Road, extending to the West side of Demetropolis Road).
Council District 4
PUD-000531-2018 (Planned Unit Development)
Rangeline Crossing III Subdivision, Resubdivision of Lot 4A of the Resubdivision of Lots 4 & 5

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

At its meeting on June 21, 2018, the Planning Commission considered 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 Staff 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 encourages shared parking and access;
- b. the proposal promotes 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 shared parking and access;
- c. the proposal promotes 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 development of the property will be according to an overall master;

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- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it allows for strategic tree planting and landscaping;**
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site has multiple common areas within the development that will be left for open space;**
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development will create a new connection between existing streets, and will connect to existing utility services.**

Based upon the preceding, the application is recommended for Approval, subject to the following:

- 1) revision of the labeling of the lots to depict Lot A and Lot B or Lot 4A and Lot 4B to be the same on both the PUD site plan and the plat;**
- 2) revision of the site plan to depict dumpsters in compliance with Section 64-4.D.9., or note stating curb side pickup will be utilized;**
- 3) the labeling of the lots should be revised to be the same on both the PUD site plan and the plat;**
- 4) revision of site plan and the "site data table" to state the same proposed uses on both the site plan and the site data table;**
- 5) retention of the 25' minimum building setback lines along where the property lines abut all road frontages;**
- 6) placement of a note on the Final Plat stating the number, size, design and location of curb-cuts is subject to a Planning Commission approved Planned Unit Development;**
- 7) placement of a note on the Final Plat stating that structures that are not associated with the purpose of the easement shall not be placed within any easement;**
- 8) compliance with Engineering comments: "RETAIN NOTES SHOWN ON PUD SITE PLAN III";**
- 9) compliance with Traffic Engineering comments: "A traffic impact study has been prepared for this site and is an ongoing effort given the dynamics of this development. The study includes off-site improvements along Halls Mill Road adjacent to the development and southward to the intersection of Rangeline Road. Any improvements within the Service Road right-of-way or the Rangeline Road right-of-way are subject to ALDOT approval and permitting. Development is contingent upon the completion of off-site improvements as required by the City of Mobile and ALDOT. Additional impact studies or updates to this study will be required as the development changes or more proposed uses are presented to the City. Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";**
- 10) 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).";**

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- 11) 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)";**
- 12) submission of a revised PUD site plan prior to the signing of the Final Plat;**
- 13) provision of documentation showing the consent of all property owners within the PUD;**
- 14) provision of two revised PUD site plans depicting the overall Master Plan to be submitted to the Planning and Zoning Department prior to the signing of the Final Plat (Master Plan should include: the proposed tenants, square footage of each building/ tenant spaces, and the lot with the lot sizes in square feet and acres); and**
- 15) 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,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

Margaret Pappas

Deputy Director of Planning and Zoning

cc: Asarisi & Associates, LLC