



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Fullbrook Center Joint Ventures
3951 Byronell Drive North
Mobile, AL 36693

Re: 1924, 1965, 2000 and 2222 Dauphin Island Parkway and 1923 Ryders Lane
(Northwest corner of Dauphin Island Parkway and Old Military Road extending to the Northeast corner of Old Military Road and Ryders Lane).
Council District 3
Case #SUB2015-00120 (Subdivision)
Fulbrook Center Subdivision
4 Lots / 8.7± 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) Dedication sufficient to provide 50' as measured from the centerline of Dauphin Island Parkway;**
- 2) Dedication sufficient to provide 25' as measured from the centerline of Ryders Lane;**
- 3) Provision of a corner radius at the northeast corner of Old Military Road and Ryders Lane and Old Military Road and Dauphin Island Parkway, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 4) Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect dedication;**
- 5) Depiction of a 25' minimum building setback line at the southern terminus of Roys Lane where it abuts the northern property line of Lot 1;**
- 6) Depiction of the existing right-of-way width for Roys Lane where it abuts Lot 1;**
- 7) Placement of a note on the Final Plat stating that all lots are limited to the existing curb-cuts, with any changes to the size, design and location to be**

approved by ALDOT and Traffic Engineering and conform to AASHTO Standards;

- 8) **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 Roys Ln ROW along the north property line. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southeast corner of LOT 3. D. Show and label each and every existing and proposed Right-Of-Way and easement. 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 27 - #81) 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 9) **Compliance with 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.);*
- 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 61-929 and City Code Chapters 57 and 64).);*

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- 11) Compliance with Fire Department Comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.*); and**
- 12) Submission 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.

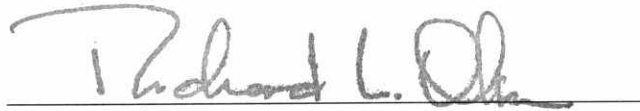
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.



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Council District 3
Case #ZON2015-02350 (Planned Unit Development)
Fulbrook Center 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 and parking on multiple building sites.

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

- 1) Submission of a tenant mix of the overall site in order for staff to determine parking compliance;
- 2) Revision of the site plan to illustrate dedication along Dauphin Island Parkway and Ryders Lane, and a corner radius at the corners of Ryders Lane and Old Military Road and Old Military Road and Dauphin Island Parkway, in coordination with the Final Plat;
- 3) Revision of the lot size information and 25' minimum setback lines on the site plan to reflect dedication, in coordination with the Final Plat;
- 4) Revision of the site plan to illustrate curbing and / or bumper stops for all proposed parking spaces along the northern side of the existing commercial building on Lot 2;
- 5) Revision of the site plan to illustrate all existing development on Lots 3 and 4;
- 6) Depiction of all sidewalks, signage and dumpsters on the site plan, along with a note stating compliance with Section 64-4.D.9. of the Zoning Ordinance regarding dumpster compliance;
- 7) Provision of landscaping notes, 3 understory parking trees for the proposed parking facilities and retention of all depicted trees larger than 24";
- 8) Revision of the site plan to depict a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance for Lot 2, or a note stating that waste removal will be via curb-side pick-up;

Fullbrook Center Subdivision PUD

November 16, 2015

- 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. 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.);*
- 10) Compliance with 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.*);
- 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 61-929 and City Code Chapters 57 and 64).*);
- 12) Compliance with Fire Department Comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.*);
- 13) Completion of the Subdivision process prior to any request for building-related or land disturbance permits;
- 14) Submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 15) Full compliance with all other municipal codes and ordinances.

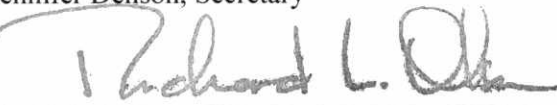
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