



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

RPI Bel Air Mall, LLC
1114 Avenue of the Americas STE 2800
New York, NY 10036

**Re: 3201 Airport Boulevard, 801 East I-65 Service Road South and 410 and 450
Bel Air Boulevard**
(South side of Airport Boulevard Service Road, 500'± East of East I-65 Service
Road South extending South to International Drive and East to Bel Air
Boulevard).
Council District 5
SUB2015-00053
Bel Air Mall Subdivision
4 Lots / 71.0± Acres

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

At its meeting on June 4, 2015, the Planning Commission considered the above
referenced subdivision application.

After discussion and with a waiver of Section V.D.2. of the Subdivision Regulations for
Lot 3 the Planning Commission tentatively approved the above referenced subdivision
subject to the following conditions:

- 1) **Placement of a note on the plat stating that the lots are limited to their
existing curb-cuts, with any changes to the size, design or location to be
approved by Traffic Engineering and, if necessary, ALDOT;**
- 2) **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 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. C. 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. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 3) *Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 4) *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).);*
- 5) *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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 6) *Provision of one revised PUD site plan to the Planning Division 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.

Bel Air Mall Subdivision
June 8, 2015

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: McCrory & Williams, Inc.



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Council District 5

ZON2015-01136 (Planned Unit Development)

Bel Air Mall Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between multiple lots.

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

- 1) **Revision of the site plan to depict the 25 foot minimum building setback line from all public streets;**
- 2) **Placement of a note on the site plan stating that any new or relocated dumpster or trash compactor must comply with the screening and sanitary sewer connection requirements of Section 64-4.D.9. of the Zoning Ordinance;**
- 3) **Placement of a note on the site plan stating that the lots are limited to their existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and, if necessary, ALDOT;**
- 4) **Compliance with Engineering comments (*1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for Lot 2. 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,***

Bel Air Mall Subdivision PUD

June 8, 2015

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. Add a note to the PUD Site Plan 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. 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.);

- 5) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 6) 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).);*
- 7) 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)); and*
- 8) Provision of one revised PUD site plan to the Planning Division prior to the signing of the final plat.**

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: McCrory & Williams, Inc.