



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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DISTRICT 4

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Guardian Life Insurance Company of America
c/o Folmar and Associates
P.O. Box 16765
Mobile, AL 36616

Re: Case #SUB2012-00079 (Subdivision)
Schillinger Towne Centre Subdivision, Re-subdivision of Lot 4

595 & 685 Schillinger Road South

(South side of Thomas Road, 240'± East of Schillinger Road South extending to the North side of Old Government Street Road, 240'± East of Schillinger Road South)

Number of Lots / Acres: 2 Lots / 27.0± Acres

Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.

Council District 6

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25-foot minimum building setback along all road frontages;
- 2) retention on the Final Plat of the labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that the subdivision is limited to two curb-cuts to Schillinger Road (the southern driveway should be limited to a right-in, right-out only driveway), three curb-cuts to Thomas Road to be located within the area which is to be improved to County standards, and four curb-cuts to Old Government Street Road;
- 4) labeling of any required detention area as common area and the placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) compliance with Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

- 7) compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Curb-cuts should be limited to the existing curb-cuts on all three roadway frontages. Taking into consideration an upcoming safety project on this section of the Schillinger Road corridor, the southern driveway should be limited to a right-in, right-out only driveway;"
- 8) compliance with Fire Department comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"
- 9) verification that the required rear privacy fence, with permits, prior to signing the Final Plat; and,
- 10) submittal of two copies of a revised PUD 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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.



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CITY CLERK
LISA C. LAMBERT

The Guardian Life Insurance Company of America
c/o Folmar and Associates
P.O. Box 16765
Mobile, AL 36616

Re: Case #ZON2012-01880 (Planned Unit Development)
Schillinger Towne Centre Subdivision, Re-subdivision of Lot 4
595 & 685 Schillinger Road South
(South side of Thomas Road, 240'± East of Schillinger Road South extending to the
North side of Old Government Street Road, 240'± East of Schillinger Road South)
Planned Unit Development Approval to allow shared access and parking between
multiple building sites.
Council District 6

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between multiple building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) illustration on the site plan the 25-foot minimum building setback line along all road frontages;
- 2) revision of the site plan to illustrate a 6-foot high wooden privacy fence along the rear (East) property line;
- 3) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curb-side or via private pick-up service;
- 4) revision of the site plan to depict compliance with frontage trees, to be coordinated with Urban Forestry and the square footage and percentages of total and frontage landscaping;
- 5) labeling of any required detention area as common area and the placement of a note on the site plan stating that the maintenance of the common area is the responsibility of the property owners;

- 6) subject to the Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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). Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 7) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Curb-cuts should be limited to the existing curb-cuts on all three roadway frontages. Taking into consideration an upcoming safety project on this section of the Schillinger Road corridor, the southern driveway should be limited to a right-in, right-out only driveway;"*
- 8) subject to Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 9) verification that the required rear privacy fence has been installed, with permits, prior to signing the Final Plat for the Subdivision; and,
- 10) submittal of two copies of a revised site plan prior to signing of the Final Plat for the Subdivision.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary



By: _____

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.