

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 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

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

D & M Properties LLC  
5721 Highway 90 West  
Theodore, AL 36582

**Re: Case #SUB2012-00066 (Subdivision)**  
**Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A**

5721 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 330'± South of Plantation Road)

**Number of Lots / Acres:** 2 Lots / 12.0± Acres

**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission decided to hold the matter over until the September 6, 2012, meeting, so that the applicant can submit additional information by August 9, 2012, and comply with the following:

- 1) revision of the preliminary plat to include to portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels;
- 3) placement of a note stating that there will be no further encroachment into the "Preservation Conservation Area";
- 4) retention of the lot sizes in square feet and acres;
- 5) dedication to provide 125' from the centerline of U.S. Highway 90 West;
- 6) retention of the 25' minimum building setback line;
- 7) placement of a note stating that the development is limited to the existing curb cuts;
- 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;"*

**Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A**

**August 7, 2012**

**Page 2**

- 9) compliance with Engineering comments: "Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A 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. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);" and,
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

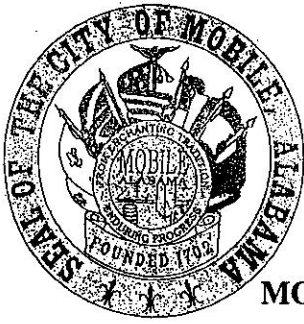
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering Co. Inc.



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

August 7, 2012

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

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

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

D & M Properties LLC  
5721 Highway 90 West  
Mobile, AL 36609

**Re: Case #ZON2012-01620 (Planned Unit Development)**  
**Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A**

5721 U.S. Highway 90 West  
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)  
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.  
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between building sites and multiple buildings on a single building site.

After discussion, the Commission decided to hold the matter over until the September 6, 2012, meeting so that the applicant can submit additional information by August 9, 2012, and comply with the following:

- 1) revision of the preliminary plat to include to portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels;
- 3) placement of a note stating that there will be no further encroachment into the "Preservation Conservation Area";
- 4) retention of the lot sizes in square feet and acres;
- 5) dedication to provide 125' from the centerline of U.S. Highway 90 West;
- 6) retention of the 25' minimum building setback line;
- 7) placement of a note stating that the development is limited to the existing curb cuts;
- 8) illustration of a 10' protection buffer from all adjacent R-1, Single-Family Residential properties;

**Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A**

**August 7, 2012**

**Page 2**

- 9) illustration of a 6' high privacy fence or 10' wide planting screen strip no less than 6' in height at the time of planting and consisting of evergreen vegetation;
- 10) provision of a solid 8' high solid wall or fence around areas being utilized as a storage yard;
- 11) illustration of compliance with tree planting and landscaped area requirements;
- 12) depiction of a dumpster enclosed by a 6' high privacy fence or wall, or placement of a note stating that curbside pickup will be used;
- 13) placement of a note stating the size and use of each building;
- 14) illustration of properly paved parking and maneuvering areas for Lot B;
- 15) depiction of sidewalks along U.S. Highway 90 West or submittal of a Sidewalk Waiver;
- 16) illustrate all structures on both lots;
- 17) 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;"* and,
- 18) compliance with Engineering comments: *"Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A 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. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.)"*

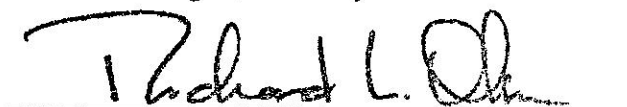
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying and Engineering Co. Inc.



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

August 7, 2012

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

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

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

D & M Properties LLC  
5721 Highway 90 West  
Theodore, AL 36582

**Re: Case #ZON2012-01621 (Rezoning)**

**D & M Properties, LLC**

5721 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 330'± South of Plantation Road)

Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.

Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.

After discussion, the Commission decided to hold the matter over until the September 6, 2012, meeting so that the applicant can submit additional information by August 9, 2012, and comply with the following:

- 1) revision of the preliminary plat to include to portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels;
- 3) placement of a note stating that there will be no further encroachment into the "Preservation Conservation Area";
- 4) retention of the lot sizes in square feet and acres;
- 5) dedication to provide 125' from the centerline of U.S. Highway 90 West;
- 6) retention of the 25' minimum building setback line;
- 7) placement of a note stating that the development is limited to the existing curb-cuts;
- 8) illustration of a 10' protection buffer from all adjacent R-1, Single-Family Residential properties;

- 9) illustration of a 6' high privacy fence or 10' wide planting screen strip no less than 6' in height at the time of planting and consisting of evergreen vegetation;
- 10) provision of a solid 8' high solid wall or fence around areas being utilized as a storage yard;
- 11) illustration of compliance with tree planting and landscaped area requirements;
- 12) depiction of a dumpster enclosed by a 6' high privacy fence or wall, or placement of a note stating that curbside pickup will be used;
- 13) placement of a note stating the size and use of each building;
- 14) illustration of properly paved parking and maneuvering areas for Lot B;
- 15) depiction of sidewalks along U.S. Highway 90 West or submittal of a Sidewalk Waiver;
- 16) illustrate all structures on both lots;
- 17) 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;"* and,
- 18) compliance with Engineering comments: *"Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A 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. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.)"*

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.