



# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

July 17, 2013

James H. Daws  
5400 Riverside Drive, Suite 203  
Macon, GA 31210

**Re: Case #SUB2013-00057 (Subdivision)**  
**University Crossing Subdivision, Resubdivision of Lots 1 & 2**  
West side of University Boulevard,  $\frac{1}{4} \pm$  mile South of Old Shell Road.  
2 Lots / 2.1 $\pm$  Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments:** *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that 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) depiction and labeling of the 25-foot minimum building setback line on the Final Plat;
- 3) labeling of the lot size in square feet on the Final Plat;
- 4) 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;
- 5) **compliance with Traffic Engineering comments:** *(Access to University Boulevard is limited to one right-in, right-out only and one full access driveway*

*between the traffic signal access point and the northern limits of the property in this PUD. The full access driveway to be located as the northern-most driveway. Driveway design to be approved by Traffic Engineering and conform to AASHTO standards.);*

6) compliance with Fire 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*);

7) compliance with Urban Forestry comments: (*Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);

8) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat; and

9) recording of the Final Plat prior to any request for permits.

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 [travisz@cityofmobile.org](mailto: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: Springhill Mobile Partners

The Coleman Engineering Group of McCrory & Williams, Inc.





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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

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James H. Daws  
5400 Riverside Dr., Suite 203  
Macon, GA 31210

**Re: Case #ZON2013-01367 (Planned Unit Development)**  
**University Crossing Subdivision, Resubdivision of Lots 1 & 2**  
West side of University Boulevard, ¼ ± mile South of Old Shell Road.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.

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

At its meeting on July 11, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access between three lots.

- 1) revision of the site plan to depiction of a 25-foot minimum building setback,;
- 2) compliance with Engineering comments: *(1. Add a note to the PUD drawing that states: 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. Add a note to the PUD drawing that states: Any and all proposed development will need to be in conformance with the Storm Water 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 Storm Water Runoff Control. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE. 3. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. 4. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to*

- Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping.);*
- 3) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the Southern property line;
  - 4) labeling of the lot size in square feet on the site plan;
  - 5) compliance with the Section 64-4.A.3.c in regards to the lighting requirements of the Ordinance;
  - 6) placement of a note on the site plan 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;
  - 7) compliance with Traffic Engineering comments: *(Access to University Boulevard is limited to one right-in, right-out only and one full access driveway between the traffic signal access point and the northern limits of the property in this PUD. The full access driveway to be located as the northern-most driveway. Driveway design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 8) compliance with Fire 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) compliance with Urban Forestry comments: *(Preservation status is to be given to the 60" Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);* and
  - 10) submission of two copies of the revised PUD site plan 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**

Dr. Victoria Rivizzigno, Secretary

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