



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

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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

Pinebrook Investment, LLC
161 W. I-65 Service Road
Mobile, AL 36608

Re: Case #SUB2012-00080 (Subdivision)

Pinebrook Subdivision

3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and
271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
(Northwest corner of Airport Boulevard and McGregor Avenue)

Number of Lots / Acres: 5 Lots / 18.5± Acres

Engineer / Surveyor: Clark, Geer, Latham & Associates
Council District 5

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission held over the application until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) revision of the plat to depict dedication along the entire frontage of South McGregor Avenue to provide 50-feet from centerline;
- 2) compliance with Engineering comments: "1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Dedicate ROW to provide 50' width from centerline along South McGregor Avenue. Location to be as approved by Traffic Engineering and Engineering. 4) 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). 5) Any and all proposed development within the property lines 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

Pinebrook Subdivision

September 12, 2012

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Erosion and Sedimentation Control and Storm Water Runoff Control. 6) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water 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."

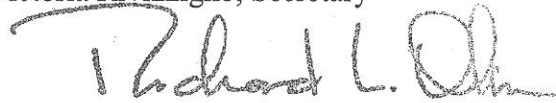
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

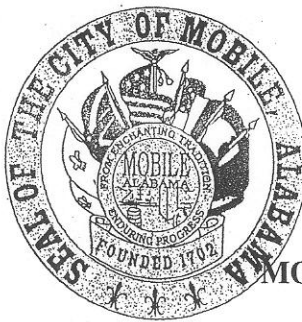
By: _____



Richard Olsen

Deputy Director of Planning

cc: Clark, Geer, Latham & Associates



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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Pinebrook Investment, LLC
161 W. I-65 Service Road
Mobile, AL 36608

Re: Case #ZON2012-01903 (Planned Unit Development)

Pinebrook Subdivision

3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue

(Northwest corner of Airport Boulevard and McGregor Avenue)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

Council District 5

Dear Applicant(s):

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

After discussion, it was decided to holdover the application until the October 4, 2012 meeting, so that the following revisions can be made by September 14, 2012:

- 1) revision of the site plan to depict dedication along the entire frontage of South McGregor Avenue to provide 50-feet from centerline;
- 2) revision of the site plan to depict any new building footprint that may be proposed to accommodate the prospective tenant for the site;
- 3) revision of the site plan to reflect compliance with the Traffic Impact Study recommendations and Traffic Engineering comments: *"The right-of-way width on McGregor Avenue is not illustrated the same on the Subdivision plan versus the PUD plan. Right-of-way dedication should be consistent across the property frontage, in accordance with the Master Street Plan. A revised traffic impact study was submitted for this development. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a traffic signal near the western property limits on Airport Boulevard and the removal of the traffic signal near the northern property limits on McGregor Avenue. Although it is not clearly*

stated, the proposed signal must have hard-wire connection via fiber to the existing, adjacent signal system that begins at McGregor Avenue and runs east. This requires compatible signal equipment including but not limited to the controller, detection, and interconnectivity. City standard mast arm installation is also required. The improvements also include physical changes, such as a concrete island, to limit the right-in, right-out driveway on McGregor Avenue; striping will not be considered a physical improvement. Additional driveways on Airport Boulevard must either be modified or closed, as discussed in the study, as well as modifications to the median along Airport Boulevard. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering;"

- 4) *revision of the site plan to comply with Engineering Comments: "1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Dedicate ROW to provide 50' width from centerline along South McGregor Avenue. Location to be as approved by Traffic Engineering and Engineering. 4) 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). 5) Any and all proposed development within the property lines 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. 6) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water 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;"*
- 5) *revision of the site plan to accurately depict the tenant location and mix, and to accurately provide tenant space sizes in square feet;*
- 6) *revision of the site plan to show all existing dumpsters and dumpster pads;*
- 7) *revision of the site plan to depict a compliant and realistic parking and truck/vehicle circulation scheme, showing any required one-way circulations, even if the scheme will result in a reduction in the total number of parking spaces below what meets typically required parking ratios by use;*
- 8) *revision of the site plan to reflect compliance with parking and other site requirements of the Americans with Disabilities Act, as it relates to the proposed changes to the site/tenant space;*
- 9) *revision of the site plan to label any existing drive-throughs and one-way aisles;*
- 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). Full compliance with landscaping and tree requirements of the Zoning Ordinance;"*
- 11) *revision of the site plan to depict existing sidewalks, and new sidewalks along all other road frontages where they have not been waived by the Planning Commission;*
- 12) *revision of the site plan to depict an accessible pedestrian crossing at the proposed signalized intersection; and,*

13) revision of the site plan to provide tree and landscape area information to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance.

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: Clark, Geer, Latham & Associates