



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

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 7

CITY CLERK
LISA C. LAMBERT

Pinebrook Investment, LLC
41 W I-65 Service Road N, Suite 450
Mobile, AL 36608

Re: **Case #SUB2013-00059 (Subdivision)**
Pinebrook Shopping Center Subdivision

3950-A Airport Boulevard
3950, 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).
3 Lots /15.4± 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). 4. Complete the ROW vacation process and show the recording data for approved ROW and/or easement vacation(s). 5. Dedicate the required ROW along McGregor Ave (Lot A) or show the recent recording data."*

- 2) Compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Owner/Developer is responsible for constructing all improvements as indentified in the traffic study completed in 2012;"*
- 3) 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;"*
- 4) Placement of a note on the Final Plat stating that Curb-cuts to McGregor Avenue and Airport Boulevard limited to an approved Planned Unit Development plan, with minimal adjustments to the size, design, and location to be approved by Traffic Engineering, Planning and Engineering, and to comply with AASHTO standards;
- 5) Vacation of the Airport Boulevard service road right-of-way prior to the recording of the Final Plat;
- 6) Revision of the plat to reflect dedication along McGregor Avenue, and vacation of right-of-way along Airport Boulevard; and
- 7) Revision of the lot sizes due to right-of-way dedication along McGregor and right-of-way vacation along Airport Boulevard; and
- 8) Submission of a revised PUD site plan 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 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.
Burton Property Group



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Pinebrook Investment, LLC
41 W I-65 Service Road N, Suite 450
Mobile, AL 36608

Re: Case #ZON2013-01372 (Planned Unit Development)

Pinebrook Shopping Center Subdivision

3950-A Airport Boulevard

3950, 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.

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

At its meeting on July 11, 2013, the Planning Commission considered for Planned Unit
Development Approval 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) Limited to the revised PUD site plan submitted on July 11, 2013;
- 2) Provision of a minimum 25-foot natural vegetative buffer along the northern
portion of the site, with infill planting to be approved by staff, between the
western boundary of the existing detention pond West, to the North and
Western boundary of the property;
- 3) The provision of overstory and understory trees, at a minimum, as depicted
on the site plan;
- 4) Removal of any existing trees in the right-of-way to be via appropriate
approvals, including the Mobile Tree Commission;
- 5) 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). 5. Parking spaces are not allowed within a Public ROW. Applicant must complete the vacation process for the portion of the Airport Blvd ROW, or request that the proposed parking spaces be approved by the City through a ROW agreement. 6. Any ROW and/or easement that is proposed to be vacated must be approved by the City Council. A vacation request would be submitted through the City Clerk's office. 7. All dumpster pads shall be located so that the surface runoff within the dumpster pad is collected and tied to the Sanitary Sewer system prior to the issuance of a Certificate of Occupation.”:

- 6) Compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Owner/Developer is responsible for constructing all improvements as indentified in the traffic study completed in 2012;”*
- 7) 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;”*
- 8) Curb-cuts to McGregor Avenue and Airport Boulevard limited to an approved Planned Unit Development plan, with minimal adjustments to the size, design, and location to be approved by Traffic Engineering, Planning and Engineering, and to comply with AASHTO standards;*
- 9) Provision of a buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site abuts residential districts;*
- 10) New dumpsters to be installed in compliance with Section 64-4.D.9. of the Zoning Ordinance;*
- 11) New lighting on the site to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;*

Pinebrook Shopping Center Subdivision

July 17, 2013

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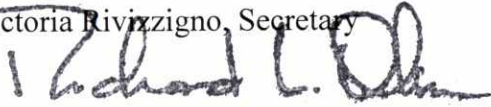
- 12) Vacation of the Airport Boulevard service road right-of-way prior to the recording of the Final Plat;**
- 13) The marking and signing of the service drive to be one-way in from Airport Boulevard and one-way out (with "do not enter" signs) where the service drive rejoins the parking and circulation at the Northeast portion of the site;**
- 14) Submission of a revised PUD site plan prior to the signing of the Final Plat; and,**
- 15) Full compliance with all other municipal codes and ordinances.**

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.
Burton Property Group



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CITY CLERK
LISA C. LAMBERT

Pinebrook Investment, LLC
41 W I-65 Service Road N, Suite 450
Mobile, AL 36608

Re: **Case #ZON2013-01371 (Rezoning)**

Pinebrook Investment, LLC

3950-A Airport Boulevard

3950, 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).

Rezoning from B-2, Neighborhood Business District, and B-3, Community
Business District, to B-2, Neighborhood Business District to eliminate split
zoning.

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

At its meeting on July 11, 2013, the Planning Commission considered your request for a
change in zoning from B-2, Neighborhood Business District, and B-3, Community
Business District, to B-2, Neighborhood Business District to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council
subject to the following conditions:

- 1) **Limited to an approved Planned Unit Development;**
- 2) **Completion of the Subdivision process; and**
- 3) **Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$179.50. Upon receipt of this fee, your
application will be forwarded to the City Clerk's office to be scheduled for public hearing
by the City Council.

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

Pinebrook Investment, LLC

July 17, 2013

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Sincerely,

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Dr. Victoria Rivizzigno, Secretary

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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Pinebrook Investment, LLC
41 W I-65 Service Road N, Suite 450
Mobile, AL 36608

Re: **Case #ZON2013-00942 (Sidewalk Waiver) (Holdover)**
Pinebrook Investments, LLC
3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972, Airport Boulevard and 271, 273.
275, 277, 279, 281, 283 S McGregor Avenue).
Request to waive construction of a sidewalk along Airport Boulevard and McGregor Avenue

Dear Applicant(s):

At its meeting on July 11, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve the request for a sidewalk waiver along both McGregor Avenue and Airport Boulevard, subject to the following:

- **McGregor Avenue: Approved.**
- **Airport Boulevard: Waiver approved, except between the West property line and the western side of the proposed signalized intersection.**

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