

CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

Cowles, Murphy, Glover & Associates
504 St. Michael Street
Mobile, AL 36602

Re: **Case #SUB2013-00088 (Subdivision)**
Tillmans Corner Subdivision, Rams Head Addition, to, Resubdivision of Lot
2A of Resubdivision of Lots 2 & 3
5340 Willis Road
(South and East side of Willis Road, 320'± West of U.S. Highway 90 W).
2 Lots / 2.6± Acres

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

At its meeting on September 5, 2013, the Planning Commission waived Section V.B.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' minimum building setback line on the Final Plat, revised on Lot 2 so as to be measured from where the lot is at least 60' wide;
- 2) labeling of each lot on the Final Plat 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 Lot 2 is limited to one curb cut to Willis Road, and Lot 1 is limited to two curb cuts to Willis Road, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) compliance with the Engineering comments: *[1) The following comments should be addressed prior to acceptance and signature by the City Engineer: a) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, bearings and distances). b) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and 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). c) Add a signature block for the Owner, Notary, Planning*

- Commission, Traffic Engineer, City Engineer, and County Engineer. d) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. e) Provide and label the monument set or found at each subdivision corner. f) Provide the Surveyor's Certificate and Signature. g) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.];*
- 5) **compliance with the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
 - 6) **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;**
 - 7) **submission of two (2) copies of a revised PUD site plan, along with written documentation for the justification of the proposed tower, as per Section 64-J.4. of the Zoning Ordinance, prior to the signing of the Final Plat;**
 - 8) **completion of the subdivision process 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.

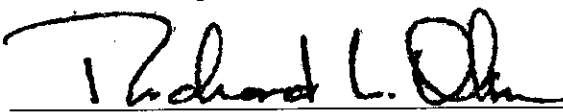
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

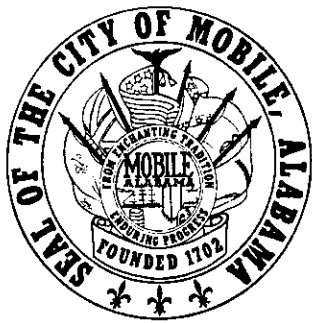
Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Steve Stinson, c/o TK Mobile Property, LLC



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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: **Case #ZON2013-01810**
Tillmans Corner Subdivision, Rams Head Addition, to, Resubdivision of Lot 2A
of Resubdivision of Lots 2 & 3
5340 Willis Road
(South and East side of Willis Road, 320'± West of U.S. Highway 90 W).
Planned Unit Development Approval to allow shared access between two building sites

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) revision of the site plan to either indicate a compliant dumpster enclosure and pad, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be by private contract collection services or curb-side pickup;
- 2) if fencing and gates are to be placed around the truck maintenance facility, revision of the site plan to indicate such, and the placement of a note on the site plan stating that the gates will remain open during business hours, or an adequate truck queuing area out of the public right-of-way should be provided;
- 3) placement of a note on the site plan stating that, if barbed wire or other dangerous type of fencing is proposed for any fences on the site, such will require the approval of the Director of Urban Development;
- 4) placement of a note on the site plan stating that, if the site is to be developed in phases, tree plantings should also correspond with the phasing to avoid damage to already-planted trees for one phase being damaged during the construction of the other phase;
- 5) revision of the site plan to indicate the internal lot line between the two lots;
- 6) revision of the site plan to indicate the building setback line on Lot 2 as measured from where the lot is at least 60' wide;

- 7) compliance with the Engineering comments: *[1) 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) 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. 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 all Engineering Department Policy Letters: i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii.) 3-18-2004 Policy Letter (Additional subdivision street requirements)]*;
- 8) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;
- 9) 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;
- 10) placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to Willis Road, and Lot 1 is limited to two curb cuts to Willis Road, with the size, design and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 11) submission of two (2) copies of a revised PUD site plan indicating compliance with the above conditions, along with written documentation for the justification of the proposed tower, as per Section 64-J.4. of the Zoning Ordinance, prior to the signing of the Final Plat; and
- 12) full compliance with all other municipal codes and ordinances.

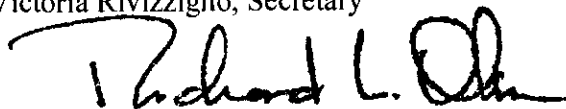
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Thermo King