



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 2022

Melissa Currie
Goodwyn, Mills, Cawood
2039 Main Street
Daphne, Alabama 36526

Re: 5041 Rangeline Crossing Drive
(North side of Rangeline Crossing Drive, extending to the West side of Halls Mill Road and the East side of Demetropolis Road).
Council District 4
SUB-002119-2022 (Subdivision)
Rangeline Crossing Subdivision, Phase 4
Number of Lots / Acres: 2 Lots / 45.0± Acres
Engineer / Surveyor: Goodwyn, Mills, Cawood LLC

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

At its meeting on August 4, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) **Retention of lot sizes in square feet and acres;**
- 2) **Depiction of the 25' minimum building setback along Halls Mill Road, Rangeline Crossing Drive, and Yogger Pass;**
- 3) **Retention of the 40' minimum building setback line along Demetropolis Road;**
- 4) **Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;**
- 5) **Compliance with Traffic Engineering comments: *(Traffic Engineering approval is contingent upon the completion of off-site improvements as recommended in the traffic impact study. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.)*;**
- 6) **Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City***

August 8, 2022

Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings, and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Add street names to the vicinity map. E. Provide a written description for the subdivision boundary. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #93) LOTS Z-1 and Z-2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT Z-1 – NONE and LOT Z-2 - NONE. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 8) Compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 9) Completion of the Subdivision process prior to issuance of any building permits.*

SUB-002119-2022 RANGELINE CROSSING SUBDIVISION PHASE 4

August 8, 2022

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, five copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

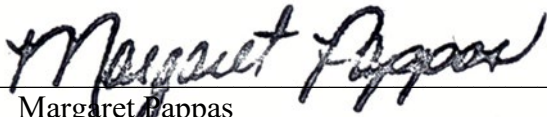
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning



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August 8, 2022

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Re: 5041 Rangeline Crossing Drive

(North side of Rangeline Crossing Drive, extending to the West side of Halls Mill Road and the East side of Demetropolis Road).

Council District 4

PUD-002120-2022 (Planned Unit Development)

Rangeline Crossing PUD

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

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

At its meeting on August 4, 2022, the Planning Commission considered the above referenced Planned Unit Development application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. The proposal promotes the objective of Creative design, because the site development is part of an overall Planned Unit Development;
- b. The proposal promotes the objective of Flexibility, because approval will allow multiple structures on a single building site;
- c. The proposal promotes the objective of Efficient land use, because the overall Planned Unit Development will utilize a relatively large area;
- d. The proposal promotes the objective of Environment, because it utilizes a disturbed site rather than a greenfield area;
- e. The proposal promotes the objective of Open space, because landscape areas will be provided throughout the development;
- f. The proposal promotes the objective of Public services because off-site improvements will be completed that will benefit the overall development and immediate vicinity.

PUD-002120-2022 RANGELINE CROSSING PUD

August 8, 2022

The approval is subject to the following conditions:

- 1) Depiction of the 25' minimum building setback along Halls Mill Road, Rangeline Crossing Drive, and Yogger Pass;**
- 2) Retention of the 40' minimum building setback line along Demetropolis Road;**
- 3) Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;**
- 4) Revision of parking data on the site plan to include calculations for the club house and activity building;**
- 5) Revision of the site plan to depict that all trash compactors will be connected to sanitary sewer and have a compliant enclosure;**
- 6) Coordination with staff to insure tree plantings are spaced appropriately;**
- 7) Provision of a compliant photometric site plan at the time of permitting;**
- 8) Site is allowed three (3) freestanding signs, one per entrance;**
- 9) Demetropolis Road is to be used as the primary construction access road;**
- 10) Revision of the site plan to connect Rangeline Crossing Drive and Yogger Pass by continuing the existing entrance from Rangeline Crossing Drive northward directly connecting to Yogger Pass;**
- 11) Coordination with Traffic Engineering to determine if the submitted Traffic Impact Study needs to be amended to consider potential traffic impacts as a result of the development connecting to Rangeline Crossing Drive;**
- 12) Compliance with Traffic Engineering comments: *(Traffic Engineering approval is contingent upon the completion of off-site improvements as recommended in the traffic impact study. Driveway number, size, location, and design are subject to the approved PUD for this site and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);***
- 13) Compliance with Engineering comments: *(1. Label one of the drawings submitted for PUD review as the PUD SITE PLAN. 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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 Permitting 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). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a***

PUD-002120-2022 RANGELINE CROSSING PUD

August 8, 2022

Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 14) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 15) Compliance with Fire comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 16) Provision of a revised PUD site plan (hard copy and .pdf) reflecting any conditions of approval;**
- 17) Completion of the Subdivision process prior to issuance of any building permits; and**
- 18) Full compliance with all other municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas

Deputy Director of Planning and Zoning