



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 3, 2020

Theodore Yard, LLC  
P.O. Box 336  
Birmingham, AL 32501

**Re: 5151, 5175, 5215, 5239, and 5345 Willis Road**  
(Northeast corner of Willis Road and Middle Road).  
Council District 4  
**SUB-001223-2020 (Subdivision)**  
**Craneworks II Subdivision**  
**Number of Lots / Acres:** 1 Lot / 10.8± Acres  
**Engineer / Surveyor:** Wattier Surveying

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

At its meeting on April 2, 2020, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) verification of the total site area and labeling of the lot with its size in both square feet and acres, to match that of the PUD site plan, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the lot identification label on the Final Plat;
- 4) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo*

*(FLIGHT 20 - #90) LOT 1 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 1 – NONE. D. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. E. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet];*

- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: *[Site is limited to one curb cut to Willis Road and one to Cross Road (Willis Road) (as labeled on plat). Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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 the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 7) compliance with the Fire Department 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)]; and*
- 8) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

**Cranework II Subdivision – SUB-001223-2020**

**April 3, 2020**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

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

Margaret Pappas

Deputy Director of Planning and Zoning





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Theodore Yard, LLC  
P.O. Box 336  
Birmingham, AL 32501

**Re: 5151, 5175, 5215, 5239, and 5345 Willis Road**  
(Northeast corner of Willis Road and Middle Road).  
Council District 4  
**PUD-001224-2020 (Planned Unit Development)**  
**Craneworks II Subdivision**

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

At its meeting on April 2, 2020, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site.

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

- a. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a small amount of space compared to the over-all site will actually be required for the proposed use; and
- b. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site has access to existing infrastructure.

**The Approval is subject to the following conditions:**

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) verification of the total site area and labeling of the lot with its size in both square feet and acres, to match that of the Final Plat, or the furnishing of a table on the site plan providing the same information;
- 3) revision of the site plan to provide a lot identification label;

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- 4) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will be via curbside service or private can collection service;
- 5) revision of the site plan to provide parking calculations and indicate compliant parking spaces for all parking areas;
- 6) revision of the site plan to provide compliant landscaping calculations;
- 7) coordination with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 8) compliance with the Engineering comments: *[1. Due to the proposed addition of additional buildings on this site, the existing City Addresses may need to be assigned a different 911 address. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options. 2. Label the submitted site plan as PUD SITE PLAN. 3. 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 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 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.];*

- 9) placement of a note on the site plan stating the Traffic Engineering comments: *[Site is limited to one curb cut to Willis Road and one to Cross Road (Willis Road) (as labeled on plat). Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.];*
- 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 11) compliance with the Fire Department 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)];*
- 12) submittal to, and approval by, Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 13) full compliance with all other municipal codes and ordinances.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By:

  
Margaret Pappas  
Deputy Director of Planning and Zoning