

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT,
PLANNING APPROVAL &
REZONING STAFF REPORT****Date: April 17, 2014**

<u>NAME</u>	Mining Subdivision
<u>SUBDIVISION NAME</u>	Mining Subdivision
<u>LOCATION</u>	West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>CURRENT ZONING</u>	R-A, Residential-Agricultural
<u>PROPOSED ZONING</u>	I-2, Heavy Industry
<u>AREA OF PROPERTY</u>	1 Lot / 52.0± Acres
<u>CONTEMPLATED USE</u>	<p>Subdivision Approval to create a legal lot of record from three existing metes-and bounds parcels, Planned Unit Development Approval to allow shared access between two building sites, Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District, and Rezoning from R-A, Residential-Agricultural, to I-2, Heavy Industry, to allow a borrow pit.</p> <p>It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.</p>
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.

**ENGINEERING
COMMENTS**

Subdivision: The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide a SUBDIVISION PLAT prepared by a Professional Land Surveyor with all of the required information and notes (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances, vicinity map). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in

accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the Plat stating 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. D. Provide the LOT labels with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Show and label each and every Right-Of-Way and easement. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Planned Unit Development: 1) JACKSON LANE is considered a PRESCRIPTIVE ROW (right-of-way), in that the City maintains the existing driving surface without the benefit of Public ROW. Any proposed work within the existing Jackson Lane roadway such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require review and approval from the City of Mobile Engineering Department. 2) The Applicant has stated that the Applicant/Owner is proposing to provide the maintenance of the road, including the portion between Todd Acres Drive and the RR tracks. Any maintenance agreement must be approved by the City Engineer and Legal Department. 3) Any and all proposed land disturbing activity 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. 4) Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. 5) According to the FEMA flood map information, this property may be located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot.

Planning Approval: 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 land disturbing activity within the property will need to be submitted for review and 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.

Rezoning: No comments.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

MAWSS COMMENTS

No comments.

FIRE DEPARTMENT

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.

REMARKS

The subject site consists of land-locked parcels all pre-dating the area coming within the Planning Jurisdiction in 1984. It is bounded to the North by a warehousing complex; to the East by a borrow pit, vacant land, and a railroad line; and to the South and West by vacant land. The applicant is requesting Subdivision approval to create a legal lot of record from three existing metes-and-bounds parcels, Planned Unit Development Approval to allow shared access between two building sites, Planning Approval to allow the operation of a borrow pit in an I-2, Heavy Industry District, and Rezoning from R-A, Residential-Agricultural, to I-2, Heavy Industry, to allow a borrow pit. Applications for Rezoning, Planning Approval, and Planned Unit Development were heldover from the February 20th meeting but were withdrawn by the applicant prior to the March 20th meeting. Also included is a one-lot Subdivision application which was not originally included. As submitted now, the applications are more appropriate to both the current and proposed use of the site.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The purpose of the Subdivision application is to create a legal lot of record from three existing metes-and-bounds parcels. The plat illustrates the proposed one-lot, 52.0± acre subdivision located on the West side of Todd Acres Drive at the North terminus of Private Road 371 (Jackson Lane). The applicant states that the site is served by well water and septic tank sanitary

service. If approved, the applicant would be required to connect to public services. The proposed lot would meet the minimum requirements of the Subdivision Regulations for such facilities.

The site was annexed into the City with the Theodore annexation, but came within the Planning Jurisdiction in 1984. All three parcels appear to have existed then as now; therefore, the inclusion of any remainder parcels would not be required.

The site is at the North terminus of Jackson Lane (Private Road 371) which is an unimproved and substandard prescriptive right-of-way, classified as a minor street. Normally, dedication would be required along a public street frontage to correct a deficient public right-of-way width. However, there is no established right-of-way width or centerline for Jackson Lane (Private Road 371). Therefore, either dedication should be required to establish 60' right-of-way with a 25' setback line from such, or a 60' easement should be recorded and depicted on the Final Plat, with a 25' setback line from such. As a means of access management, site access should be limited to only Jackson Lane (Private Road 371). As on the preliminary plat, the Final Plat should retain the labeling of the lot size in acres, or a table should be furnished on the Final Plat providing the same information. Due to the nature of the proposed use and the fact that there is no established right-of-way line to measure from, the illustration of a minimum building setback line would not be required. A note should be required on the Final Plat stating that a 25' natural vegetative buffer is required around the perimeter of the area to be disturbed.

As Jackson Lane (Private Road 371) is not a dedicated and public street, a waiver of Section V.D.4. of the Subdivision Regulations would be required.

The Southwest portion of the proposed subdivision contains NWI wetlands associated with Rabbit Creek according to GIS data. The presence of wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

Two of the three parcels constituting the subdivision are under the same owner, but the larger third parcel is under different ownership. If approved, the ownership of all three parcels must be the same prior to signing the Final Plat.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

In this instance, Planned Unit Development Approval is required to allow shared access to the one-lot subdivision via the adjacent vacant property to the South of the subdivision and along the West side of the railroad right-of-way. That property is currently owned by the owner of the largest of the three parcels comprising the subdivision. If the subdivision is approved, the large third parcel will be acquired by the owner of the subdivision, and the property to the South will then be under separate ownership with subdivision access across it via Jackson Lane (Private Road 371). No development is proposed on the Southern-most property at this time.

Inasmuch as the owner of the large property to the South of the proposed subdivision has joined into the Planned Unit Development (PUD) to allow the shared access along Jackson Lane (Private Road 371) from the railroad right-of-way Westward and Northward, there has been no inclusion of the property owners between Todd Acres Drive and the railroad right-of-way into the PUD to allow such shared access across their properties. With Jackson Lane (Private Road 371) being a prescriptive right-of-way, and with the City of Mobile assuming the maintenance of such following the area's annexation into the City, there was at least a minimum of public maintenance along the dirt road. The applicant now proposes to assume the maintenance for all of the road from Todd Acres Drive to its North terminus at the proposed borrow pit. A stretch of about 700' from Todd Acres Drive to the railroad right-of-way is shared with other property owners, some of whom live along this stretch. The protection of neighboring (and in this case, mutually-accessing) properties is a tenet of the PUD review and should be examined closely. For this to be of little or no consequence to the property owners between Todd Acres Drive and the railroad right-of-way, there must be an understanding of what level of maintenance will be provided by the applicant and how such maintenance will be overseen, especially in light of the increased heavy dump truck traffic along the road with the potential for road surface erosion, dust initiation, and traffic congestion.

Also, perimeter buffering and security should be provided. Therefore, a 25' natural vegetative buffer around the perimeter of the area to be disturbed with security fencing and gates as necessary to keep out trespassers should be provided. Since much of the site is in a natural state and contains NWI wetlands within portions, certain protections should be afforded. Therefore, full compliance with all local, state and federal regulations regarding development in or near flood plains and wetland areas should be required. And full compliance with local, state and federal regulations regarding threatened or endangered species should also be required.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

As the applicant proposes to have the three parcels associated with the borrow pit operation rezoned from R-A, Residential-Agricultural, to I-2, Heavy Industry, Planning Approval is required to allow the borrow pit in the I-2 district.

The subject site is vacant land, other than the existing borrow pit (un-permitted by the City of Mobile) within the Eastern-most portion containing the two smaller of the three parcels associated with the Planning Approval and proposed subdivision. The existing borrow pit was

an expansion of an adjacent borrow pit directly to its North which was a legal nonconforming use upon annexation into the City. Aerial photographs indicate that at some time after 2006 and after annexation, there was an unapproved expansion of the pit into the subject site, and an on-site review indicates the pit now occupies most of the two smaller parcels. The applicant now desires to gain approval for the existing dirt pit operation on the two smaller parcels and expand the operation to the much larger parcel adjacent to the West.

As the site is surrounded by vacant properties, other than a warehousing complex to the North of the large parcel, it would seem the allowance of the operation would be in harmony with orderly and appropriate development of the area, especially in light of the fact that such an operation has existed since at least 1997 on the adjacent property to the North of the applicant's operation. Factors usually associated with Planning Approvals such as parking and public utilities and facilities, are not associated with the proposed use. To a lesser degree, access, transportation and traffic congestion and hazard would need to be evaluated since the site's access is over a prescriptive, private road, unimproved roadway. However, as the road access which would also be used by other property owners is approximately 700' in length, and as the applicant proposes to maintain the roadway, concerns relating to the transportation, traffic congestion and hazard would be minimal.

A borrow pit by nature is a continuously-growing operation. Therefore, the obtaining of a land disturbance permit on an annual basis should be required. A plan should be submitted depicting the maximum extent of the pit, the estimated time frame for use, a dust mitigation and road maintenance plan, and a reclamation plan to be implemented at the time of pit closure, all to be submitted at the time of the first land disturbance application. And hours of operation should be limited from 7:00 AM to 5:00 PM.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant is requesting rezoning from R-A, Residential-Agricultural District, to I-2, Heavy Industry District, to allow a borrow pit. As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The site appears to be depicted as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component allows the Planning Commission and City Council to consider individual cases based on additional

information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The applicant states the following regarding the rezoning request: *“We base our rezoning request upon an increased need for business or industrial sites in addition to sites that are available. This area, bounded by interstate highways and Highway 90, has traditionally accommodated heavy business and industrial uses. Future development along Todd Acres Drive will certainly focus on more of the same uses. Existing dirt pits are located farther into the county. Airbus at Brookley Aerospace Complex has been a good customer. Expected development in the near future will create a great demand for good quality sand clay material. The proposed dirt pit is surrounded by I-1 zoning to the West and South, woods, CSX Railroad tracks, heavy business, flood plain and wetlands. Operations will be buffered from nearby residential properties between CSX Railroad and Todd Acres Drive.”*

A portion of the site proposed to be rezoned is the existing borrow pit consisting of the two smaller parcels on the East, and the remainder of the site is the large parcel to the West. The rezoning of the two smaller parcels would bring the zoning into compliance with the current land use for those parcels. The rezoning of the large parcel would be a different matter, however, as that property is vacant and has never had any commercial development upon it. The applicant's argument that there is an increased need for business or industrial sites and the demand for quality sand clay material would indicate a condition which prevails to justify the proposed rezoning.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Subdivision: With a waiver of Section V.D.4., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) entering of an agreement with the appropriate City departments relating to the maintenance of Todd Acres Drive (Private Road 371) prior to signing the Subdivision Plat;
- 2) dedication of a 60' right-of-way within the Subdivision with a 25' building setback line from such, or the recording of a 60' easement and depiction of such on the Final Plat with a 25' building setback line;
- 3) placement of a note on the Final Plat stating that access to the subdivision is limited to Jackson Lane (Private Road 371);
- 4) retention of the labeling of the lot size in acres, or the furnishing of a table on the Final Plat providing the same information;

- 5) placement of a note on the Final Plat stating that a 25' natural vegetative buffer is required around the perimeter of the area to be disturbed;
- 6) subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide a SUBDIVISION PLAT prepared by a Professional Land Surveyor with all of the required information and notes (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances, vicinity map). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the Plat stating 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. D. Provide the LOT labels with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Show and label each and every Right-Of-Way and easement. I. Provide and label the monument set or found at each subdivision corner. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate and Signature. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*
- 7) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) subject to 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 61-929 and City Code Chapters 57 and 64)];*
- 9) subject to the Fire Department 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);*
- 10) 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;
- 11) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for wetlands prior to the issuance of any permits or land disturbance activities;
- 12) completion of the Rezoning process prior to signing the Final Plat, or completion of the Subdivision process prior to a Land Disturbance request;
- 13) verification of all three parcels included as being under one ownership prior to signing the Final Plat; and

- 14) submission to Planning of four (4) copies each of revised Planning Approval and PUD site plans prior to signing the Final Plat.

Planned Unit Development: Based upon the preceding, this request is recommended for approval, subject to the following conditions:

- 1) entering into an agreement with the appropriate City departments relating to the maintenance of Todd Acres Drive (Private Road 371) prior to signing the Subdivision Plat;
- 2) placement of a note on the site plan stating that the site access is limited to only Todd Acres Drive (Private Road 371);
- 3) revision of the site plan to indicate any required right-of-way dedication and building setback line, or any required easement and building setback line;
- 4) revision of the site plan to provide a 25' natural vegetative buffer around the perimeter of the area to be disturbed;
- 5) revision of the site plan to provide security fencing and gates as necessary to keep out trespassers;
- 6) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding development in or near flood plain and wetlands areas;
- 7) placement of a note on the site plan stating that the approval of all local, state and federal agencies would be required regarding threatened or endangered species;
- 8) subject to the Engineering comments: *(1) JACKSON LANE is considered a PRESCRIPTIVE ROW (right-of-way), in that the City maintains the existing driving surface without the benefit of Public ROW. Any proposed work within the existing Jackson Lane roadway such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require review and approval from the City of Mobile Engineering Department. 2) The Applicant has stated that the Applicant/Owner is proposing to provide the maintenance of the road, including the portion between Todd Acres Drive and the RR tracks. Any maintenance agreement must be approved by the City Engineer and Legal Department. 3) Any and all proposed land disturbing activity 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. 4) Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. 5) According to the FEMA flood map information, this property may be located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot.);*
- 9) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

- 10) subject to 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 61-929 and City Code Chapters 57 and 64)]*;
- 11) subject to the Fire Department 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)*;
- 12) submission to Planning of four (4) copies of a revised site plan indicating compliance with all approval conditions, prior to the signing of the Final Plat; and
- 13) full compliance with all municipal codes and ordinances.

Planning Approval: Based upon the preceding, this request is recommended for approval, subject to the following conditions:

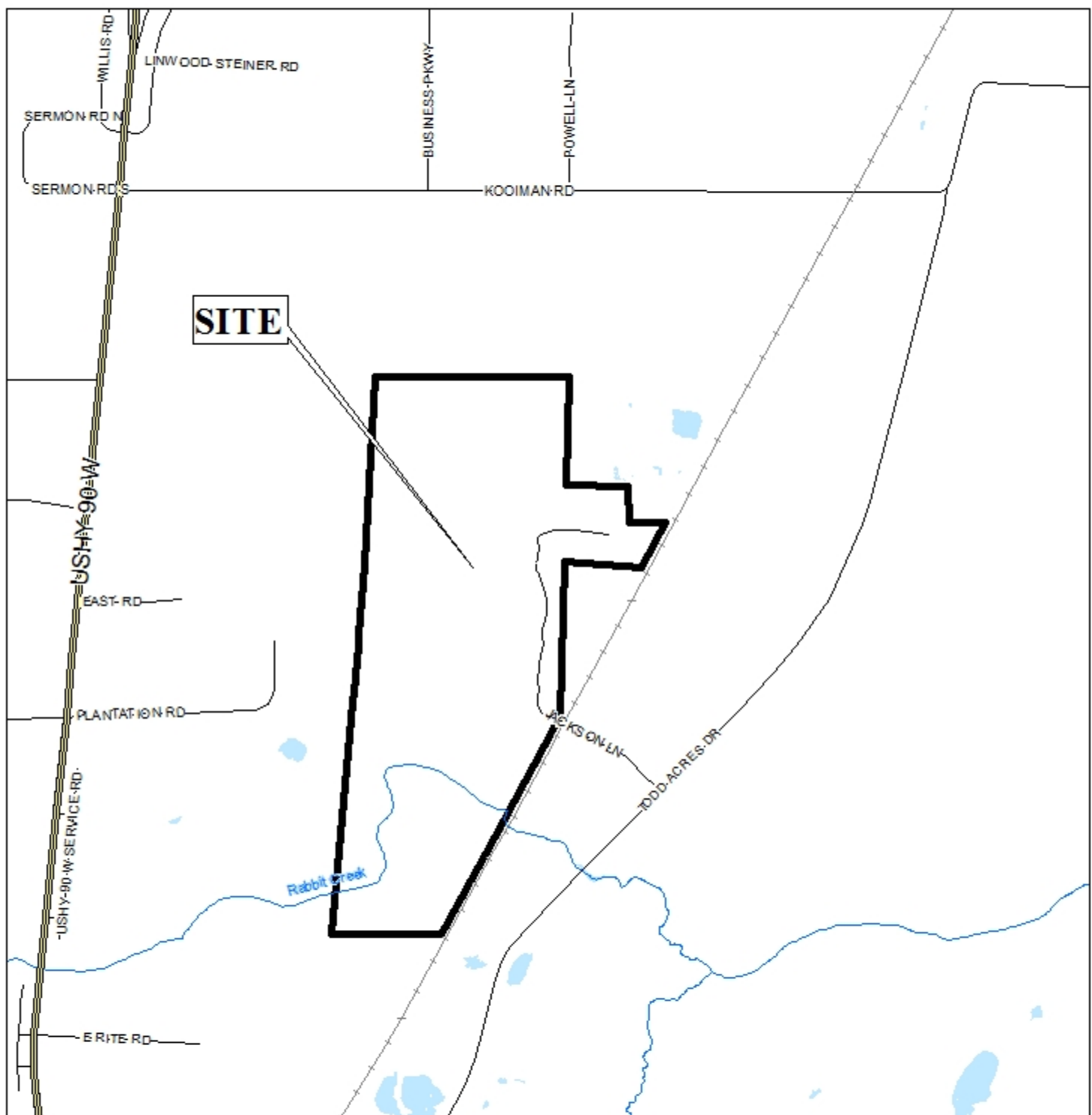
- 1) entering into an agreement with the appropriate City departments relating to the maintenance of Todd Acres Drive (Private Road 371) prior to signing the Subdivision Plat;
- 2) revision of the site plan to indicate any required right-of-way dedication and building setback line, or any required easement and building setback line;
- 3) obtaining of a land disturbance permit every year that the pit is in operation;
- 4) submission of a plan depicting the maximum extent of the pit, the estimated time frame for use, a dust mitigation and road maintenance plan, and a reclamation plan to be implemented at the time of pit closure, all to be submitted at the time of the first land disturbance application;
- 5) hours of operation to be limited from 7:00 AM to 5:00 PM;
- 6) placement of a note on the site plan stating that the site access is limited to only Todd Acres Drive (Private Road 371);
- 7) revision of the site plan to provide a 25' natural vegetative buffer around the perimeter of the area to be disturbed;
- 8) revision of the site plan to provide security fencing and gates as necessary to keep out trespassers;
- 9) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding development in or near flood plain and wetlands areas;
- 10) placement of a note on the site plan stating that the approval of all local, state and federal agencies would be required regarding threatened or endangered species;
- 11) subject to 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 land disturbing activity within the property will need to be submitted for review and 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.)* ;

- 12) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 13) subject to 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 61-929 and City Code Chapters 57 and 64)];*
- 14) subject to the Fire Department 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);*
- 15) submission to Planning of four (4) copies of a revised site plan indicating compliance with all approval conditions, prior to the signing of the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

Rezoning: Based upon the preceding, this request is recommended for approval, subject to the following conditions:

- 1) completion of the Rezoning process prior to signing the Final Plat; and
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9, 10, 11 & 12 DATE April 17, 2014

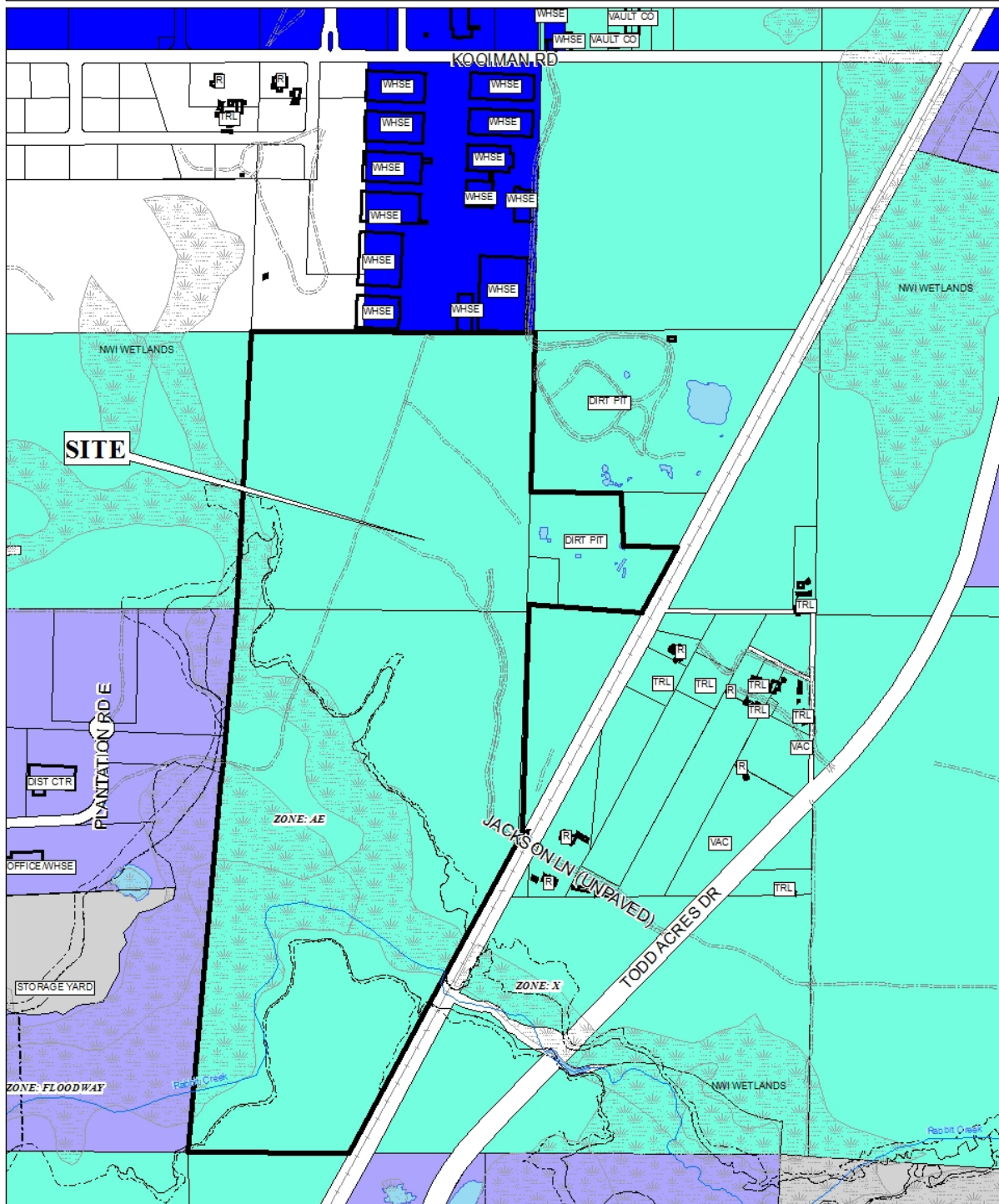
APPLICANT Mining Subdivision

REQUEST Subdivision, PUD, PA, Rezoning from R-A to I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Miscellaneous residential units are located to the east of the site.

APPLICATION NUMBER 9, 10, 11 & 12 DATE April 17, 2014

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REQUEST Subdivision, PUD, PA, Rezoning from R-A to I-2



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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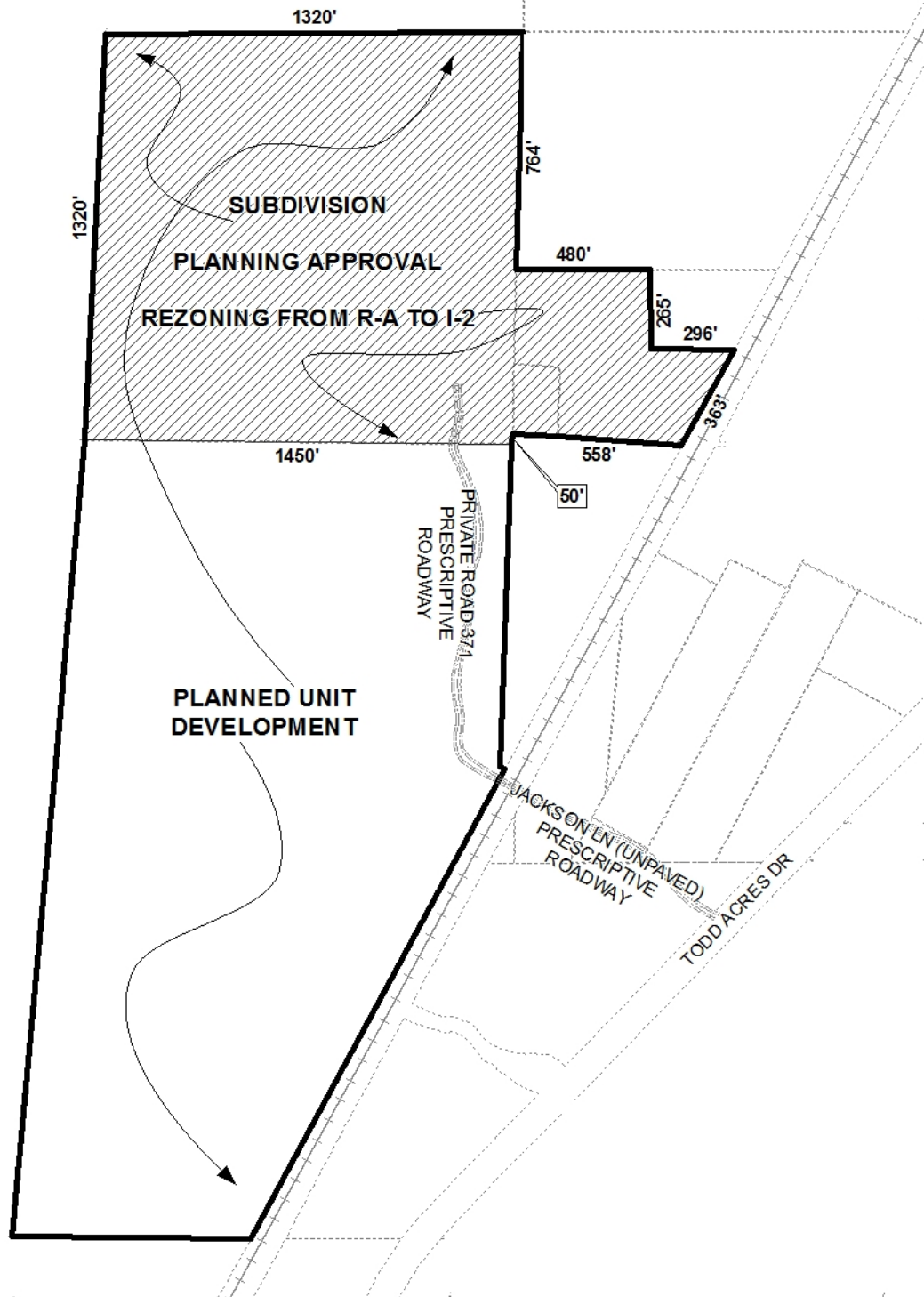
APPLICANT Mining Subdivision

REQUEST Subdivision, PUD, PA, Rezoning from R-A to I-2



NTS

SITE PLAN



The site plan illustrates the areas for the proposed subdivision, planning approval, rezoning, and planned unit development.

APPLICATION NUMBER 9, 10, 11 & 12 DATE April 17, 2014

APPLICANT Mining Subdivision

REQUEST Subdivision, PUD, PA, Rezoning from R-A to I-2



NTS