

**PLANNING APPROVAL,  
PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: August 4, 2016**

<b><u>NAME</u></b>	Emogene Street Subdivision
<b><u>SUBDIVISION NAME</u></b>	Emogene Street Subdivision
<b><u>LOCATION</u></b>	2617 Dauphin Street (Southeast corner of Dauphin Street and the CSX Railroad Right-of-Way)
<b><u>CITY COUNCIL DISTRICT</u></b>	District 1
<b><u>PRESENT ZONING</u></b>	B-3, Community Business District.
<b><u>AREA OF PROPERTY</u></b>	2 Lots / 2.0± Acres
<b><u>CONTEMPLATED USE</u></b>	Planning Approval to allow a cell tower in a B-3, Community Business District; Planned Unit Development approval to allow shared access between two building sites; and Subdivision approval to create two legal lots of record from an existing legal lot of record.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	None given.

**ENGINEERING****COMMENTS**

**Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. Provide a FINAL PLAT drawing that is legible. The 11"x17" submitted was too small to read all of the printed information.
- B. 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.
- C. Correct the Subdivision Name. The existing lot is LOT 1 OF Dauphin Street Venture One Lot Subdivision. Name should be RESUBDIVISION OF LOT 1 OF DAUPHIN STREET VENTURE 1 LOT SUBDIVISION.

- D. Provide the entity that is being provided the ingress/egress/utility easement.
- E. Correct the Legal Description. It should contain a reference to an existing LOT/Subdivision not the proposed Lots.
- F. Correct the FLOOD NOTE to read “ZONE X (UNSHADED)” to differentiate it from the flood zone X (Shaded) which is a regulated SFHA.
- G. Add a signature block for the Traffic Engineer.
- H. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Add a note to the SUBDIVISION PLAT stating 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.
- J. 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.
- K. 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.
- L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

**Planned Unit Development: ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:**

- 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. 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, 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.
- 3. 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.
- 4. 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.
- 5. The proposed development must comply with all Engineering Department Policy Letters.

**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. 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, 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.
3. 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.
4. 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.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING****COMMENTS**

Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

**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).

**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).

**MAWSS COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, Inc.

**REMARKS**

The applicant is requesting Planning Approval to allow a cell tower in a B-3, Community Business District; Planned Unit Development Approval to allow shared access between two building sites; and Subdivision approval to create two legal lots of record from an existing legal lot of record. Cell towers require Planning Approval in a B-3 District. The Subdivision is required because Alabama State law now requires a lease parcel to be a legal lot of record, and a Planned Unit Development (PUD) is required due to the fact that the tower lot and the parent lot will share access.

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.

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.

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.

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.

Requests for Height, Setback, Residential Buffer Separation, Landscaping, Tree Planting and Camouflage Variances are scheduled for the August 1<sup>st</sup> Board of Zoning Adjustment meeting. If the Planning Approval request is approved, it should be subject to the approval of at least the Height, Setback and Residential Buffer requests.

The site is located adjacent to Dauphin Street which is indicated as a Traditional Corridor on the Development Framework Map - Corridors and Centers of the Map for Mobile. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather

within a Traditional Neighborhood, development should follow the guidelines and intent of a Traditional Neighborhood.

### **TRADITIONAL CORRIDOR**

#### **Intent**

- Emphasize retaining historic buildings and creating appropriate, denser infill development
- Encourage mixed housing types including small multi-family structures along the corridor
- Retail and neighborhood services at intersections
- Combine and close driveways to create a continuous pedestrian friendly environment
- Auto, bicycle, transit and pedestrian traffic are accommodated
- More dense mixed-use development to include neighborhood services and residential above retail

### **TRADITIONAL NEIGHBORHOOD**

#### **Intent**

- Better connectivity to neighborhood centers with accessibility to retail and services
- Appropriately scaled and designed infill development, including housing in a variety of configurations
- More sidewalks and streetscaping
- Protections for historic properties
- Increased protections for existing traditional development

A consultant has been hired to review and rewrite the Zoning Ordinance and Subdivision Regulations, as well as develop a new Major Street Plan Map and General Land Use Plan Map. This will be a 24-30 month process. Until that project is completed and the new documents are adopted, we continue to operate under the existing Zoning Ordinance and Subdivision Regulations.

The subject site is the Island Wing Company restaurant. The applicant proposes to lease an area of approximately 2,210.5 square feet (0.05 acre) within the Southeast portion of the site and is seeking Planning Approval to allow the construction of a 185' monopole cellular communications tower. The tower lease parcel would be made a legal lot of record via the associated Subdivision.

The plat illustrates the proposed 2-lot, 2.0± acre subdivision, which is located at the Southeast corner of Dauphin Street and the CN Railway right-of-way, in Council District 1. The applicant does not state the sanitary facilities provided, but the MAWSS comments indicate that public water and sanitary services are provided.

The purpose of this application is to create two legal lots of record from an existing legal lot of record (Dauphin Street Venture Subdivision). In the past, a newly-created lease parcel could be

a portion of an existing lot. However, Alabama State law now requires a lease parcel to be made a legal lot of record. Thus, the proposed tower lease area must now become a legal lot. As the tower lot would be land-locked and not abut a street, a waiver of Section V.D.4. would be required, and would be justified via the PUD. Also, since that lot would be smaller (2,210.5+ square feet/0.05+ acre) than the 7,200 square feet required by Section V.D.2. of the Regulations, a waiver of that Section would also be required, and would not be out of order as the tower lot would only be for the tower compound and would not be habitable. The plat indicates the larger parent lot containing the remainder of the restaurant site and meeting the minimum size requirements of the Subdivision Regulations. The plat should be revised to identify each lot and label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

The site fronts Dauphin Street which is a component of the Major Street Plan with a current variable right-of-way width averaging about 63' and with a planned 100' right-of-way. Typically, dedication would be required to provide 50' from the centerline of Dauphin Street. However, as dedication was not required with the Dauphin Street Venture Subdivision, and the site was developed according to that recorded subdivision, dedication should not be required in this case. As per the Traffic Engineering comments, the site should be limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should be placed on the Final Plat stating such.

The plat should retain the current 25' minimum building setback line along Dauphin Street and all easements within the site. A note should be placed on the plat stating that no structures may be placed or constructed within any easements.

It should be noted that the preliminary plat provided does not contain signature blocks for the property owners or any reviewing entities. Therefore, the plat should be revised to include property owner signature blocks and blocks for Planning and Zoning, City Engineering and City Traffic Engineering to sign and date. The plat should be revised to be contained on one sheet with extraneous information pertaining to trees, curbing, parking, etc. removed, and showing basically the two lot boundaries and associated information and required notes.

As access to the tower compound/lease parcel would be across the restaurant parking lot, a PUD is required to allow such shared access. The site plan indicates the tower compound proposed to be in the Southeast portion of the parking lot. The location would require the removal of one parking space and the restriction of access to possibly five or six other spaces, as well as the limitation of traffic flow to one-way within that area of the parking lot. However, as that area is far-removed from the main parking area close to the restaurant and as the site has at least twice the number of required parking spaces, the loss of these parking spaces would have negligible impact on the parking. As the tower lease parcel is proposed to be a separate legal lot of record and land-locked, its access would be via 30' easement for ingress and egress.

The site plan indicates an 8' high wooden privacy fence is proposed around the tower compound/lease parcel with a chain link fence topped with barbed wire just inside the compound from it. However, email correspondence from the applicant indicates the chain link and barbed wire fence will not be installed. Therefore, the site plan should be revised to remove the chain

link/barbed wire fence. The site plan does not indicate any landscaping within the compound or tree plantings around the compound. Should the Board of Zoning Adjustment deny the requests for Landscaping and/or Tree Planting Variances, the site plan should be revised to indicate compliant landscaping and/or tree plantings. However, as the site is located within a commercial site developed according to the tree planting requirements of the Zoning Ordinance, and as two existing required trees are proposed to be removed, their removal will require a tree removal permit, and should be coordinated with Urban Forestry.

The purpose of the Telecommunications Ordinance is: to protect residential areas and land uses from potential adverse impact of Towers and Telecommunications Facilities; to minimize adverse visual impact of Towers and Telecommunications Facilities through careful design, siting, landscaping, and innovative camouflaging techniques; to promote and encourage shared use/collocation of Towers and Antenna support Structures as a primary option rather than construction of additional single-use Towers; to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained and removed when no longer used or determined to be structurally unsound; to ensure that Towers and Telecommunications Facilities are compatible with surrounding land uses; and to facilitate the provision of wireless telecommunications services to the residents and businesses of the City in an orderly fashion.

To this end, the Tower and Telecommunications Facility Ordinance requires very specific documentation relating to the carrier's service area and the number of potential co-locatable towers within a ½ mile radius to be submitted with the application; as well as specific buffers from residential properties; and certain site improvements be made.

T-Mobile has leased antenna space atop the 180' water tank at the GAF Building Material Corporation facility approximately 1,300' Southeast of the proposed cell tower location. The property owner has decided to remove the water tower and not offer an alternative location on the plant site so T-Mobile must find a different location to locate its cellular communications antennas. The applicant, Eco-Site, has submitted documentation as required by Section 64-4.J.4.f. of the Zoning Ordinance pertaining to tower development relating to inability to collocate on other towers, structural integrity of the tower, collocation capabilities, the tower posing no safety risks and existing wireless telecommunications network.

There is only one other cell tower located within a one-half mile radius of the subject site and that is on Mobile County School property, limited to school use only by a previous variance, and which will probably be removed as part of the redevelopment of that site into a shopping center.

The tower elevation drawing in the application indicates the actual tower height to be 185' but with the antennas extending to an unspecified height above that. The Telecommunications towers and facilities section of the Zoning Ordinance specifies that tower height is determined by the height of the tower structure itself, the base pad, and any other telecommunications facilities attached thereto, and measured from grade. Therefore, as the height proposed is 185', the proposed antennas should be lowered so that no portion thereof extends above the 185' top-of-tower structure elevation. Should the Height Variance be modified by the Board of Zoning Adjustment to a different height, the tower elevation drawing should be revised accordingly.

It should be noted that the site plan references the railroad right-of-way bordering along the South side of the site as under CSX Railroad ownership. The Canadian National Railway (CN) currently operates along that line.

## **RECOMMENDATION**

**Subdivision:** With waivers of Sections V.D.2. and 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) revision of the plat to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of all easements on the Final Plat;
- 5) placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;
- 6) revision of the plat to include signature blocks for the property owner, Planning and Zoning; City Engineering and City Traffic Engineering;
- 7) revision of the plat to be on one sheet containing the entire site with extraneous information pertaining to trees, parking, etc. removed, and showing basically the two lot boundaries and associated information and required notes;
- 8) verification of the ownership of the railroad right-of-way along the South side of the site;
- 9) subject to the Engineering comments: *[A. Provide a FINAL PLAT drawing that is legible. The 11"x17" submitted was too small to read all of the printed information. B. 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. C. Correct the Subdivision Name. The existing lot is LOT 1 OF Dauphin Street Venture One Lot Subdivision. Name should be RESUBDIVISION OF LOT 1 OF DAUPHIN STREET VENTURE 1 LOT SUBDIVISION. D. Provide the entity that is being provided the ingress/egress/utility easement. E. Correct the Legal Description. It should contain a reference to an existing LOT/Subdivision not the proposed Lots. F. Correct the FLOOD NOTE to read "ZONE X (UNSHADED)" to differentiate it from the flood zone X (Shaded) which is a regulated SFHA. G. Add a signature block for the Traffic Engineer; H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note to the SUBDIVISION PLAT stating 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.];*

- 10) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) 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).];*
- 12) subject to 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
- 13) submission and approval of three (3) copies of revised Planned Unit Development and Planning Approval 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) revision of the site plan to remove the chain link/barbed wire fence within the tower compound;
- 2) revision of the site plan to provide compliant landscaping and/or tree plantings, to be coordinated with Urban Forestry, in the event the Board of Zoning Adjustment denies the landscaping and/or Tree Planting Variance requests;
- 3) obtaining of tree removal permits for the two trees within the compound area proposed to be removed, to be coordinated with Urban Forestry;
- 4) revision of the site plan to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) placement of a note on the site plan stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) retention of the 25' minimum building setback line on the site plan;
- 7) retention of all easements on the site plan;
- 8) placement of a note on the site plan stating that no structures may be placed or constructed within any easement;
- 9) revision of the site plan to be on one sheet containing the entire site with all required notes;
- 10) verification of the ownership of the railroad right-of-way along the South side of the site;

- 11) subject to the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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. 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, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department Policy Letters.];*
- 12) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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) 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).];*
- 15) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 16) 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) the tower limited to a monopole design;
- 2) revision of the tower elevation drawing so that no portion of the antennas project above the 185' tower structure height, or whatever height may be approved by the Board of Zoning Adjustment;
- 3) revision of the site plan to remove the chain link/barbed wire fence within the tower compound;

- 4) revision of the site plan to provide compliant landscaping and/or tree plantings, to be coordinated with Urban Forestry, in the event the Board of Zoning Adjustment denies the landscaping and/or Tree Planting Variance requests;
- 5) obtaining of tree removal permits for the two trees within the compound area proposed to be removed, to be coordinated with Urban Forestry;
- 6) revision of the site plan to identify each lot and label each with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 7) placement of a note on the site plan stating that the site is limited to the existing curb cuts to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) retention of the 25' minimum building setback line on the site plan;
- 9) retention of all easements on the site plan;
- 10) placement of a note on the site plan stating that no structures may be placed or constructed within any easement;
- 11) revision of the site plan to be on one sheet containing the entire site with all required notes;
- 12) verification of the ownership of the railroad right-of-way along the South side of the site;
- 13) 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. 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, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 14) subject to the Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 15) 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).];*

- 16) subject to 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).];
- 17) submission and approval of three (3) copies of a revised site plan prior to signing the Final Plat; and
- 18) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval





# LOCATOR ZONING MAP



APPLICATION NUMBER 16 DATE August 4, 2016

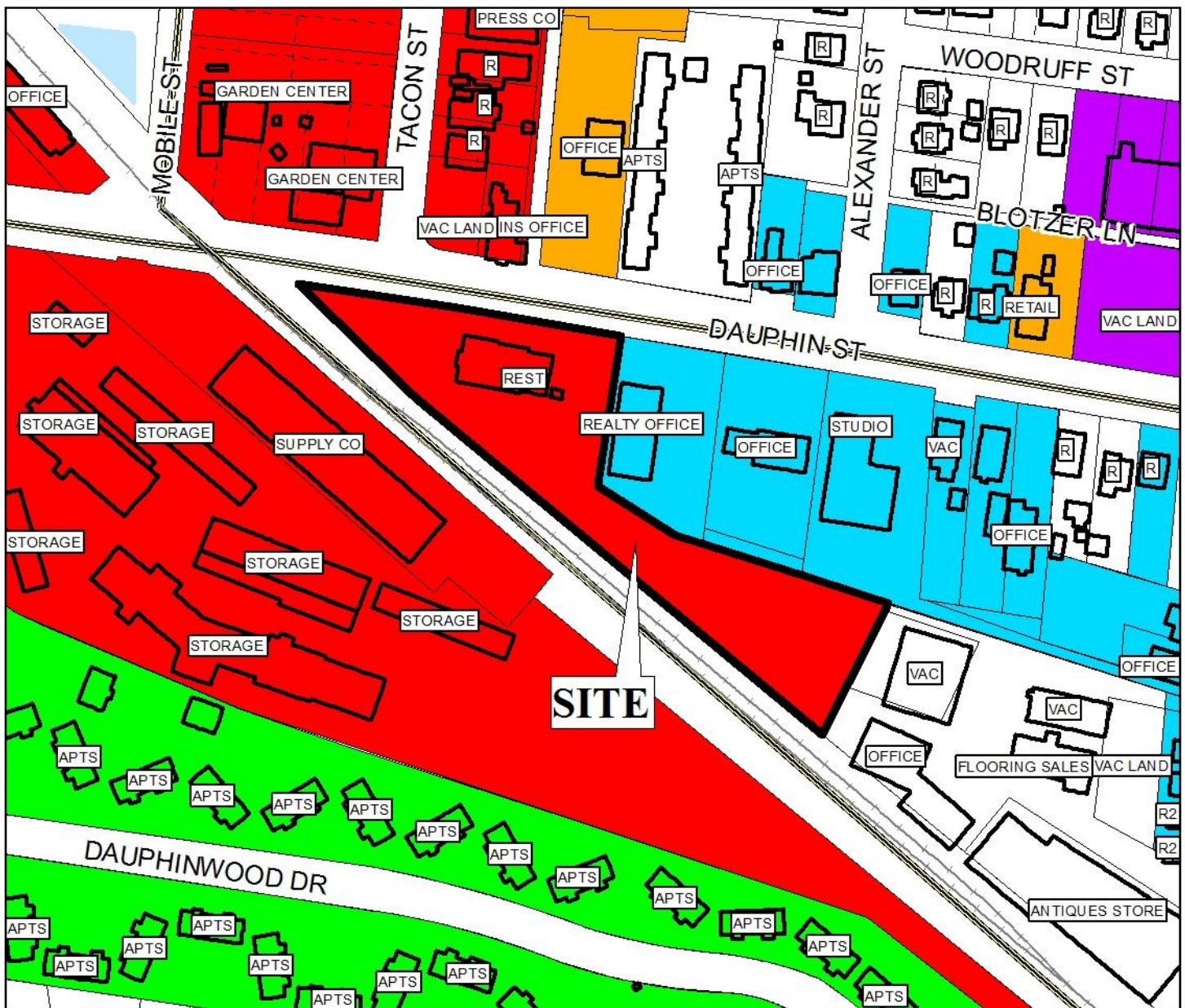
APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial and residential units.

APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by miscellaneous commercial and residential units.

APPLICATION NUMBER 16 DATE August 4, 2016

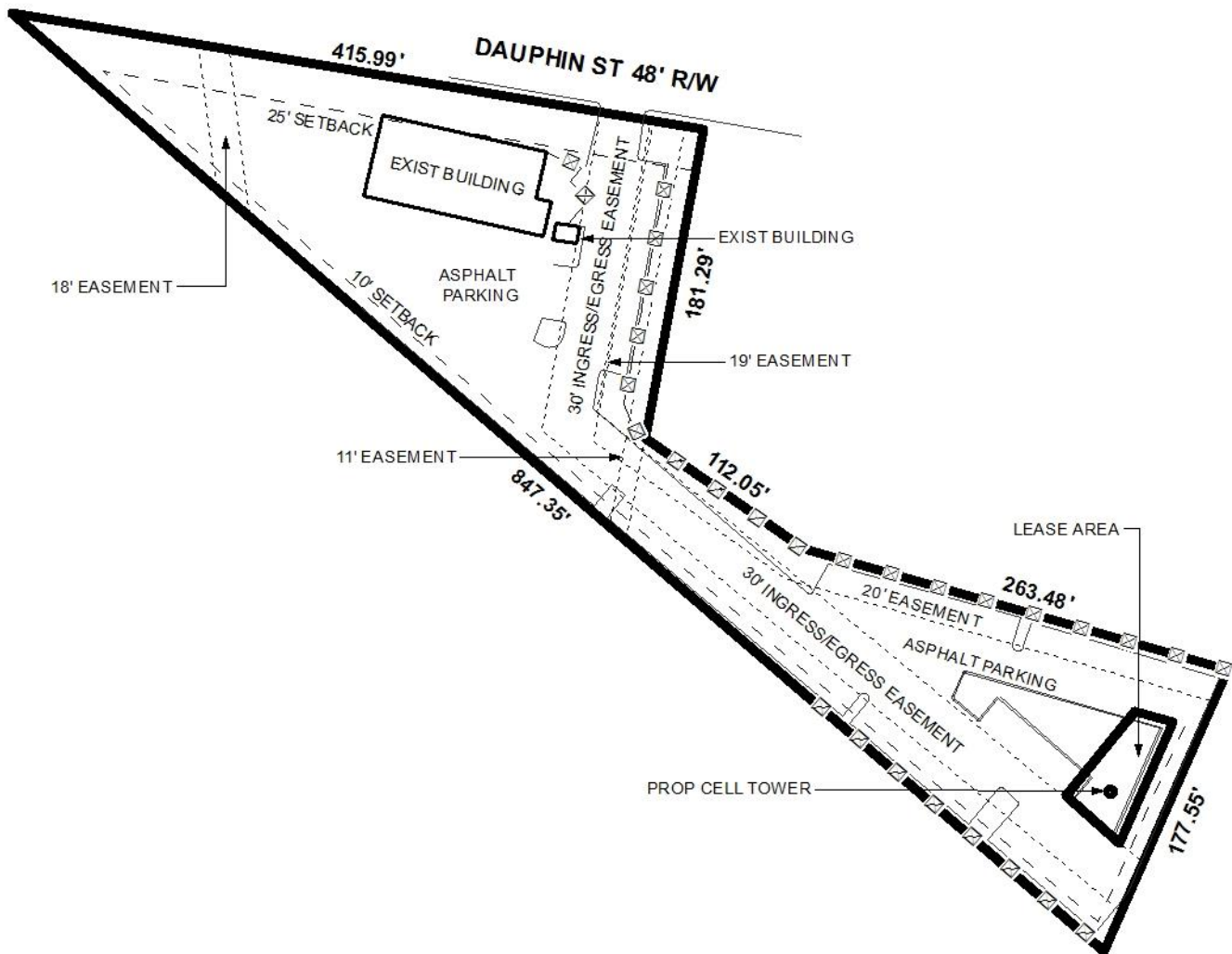
APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval





# SITE PLAN



The site plan illustrates the existing building, existing parking facility, setbacks, easements, proposed lease area, and proposed cell tower location.

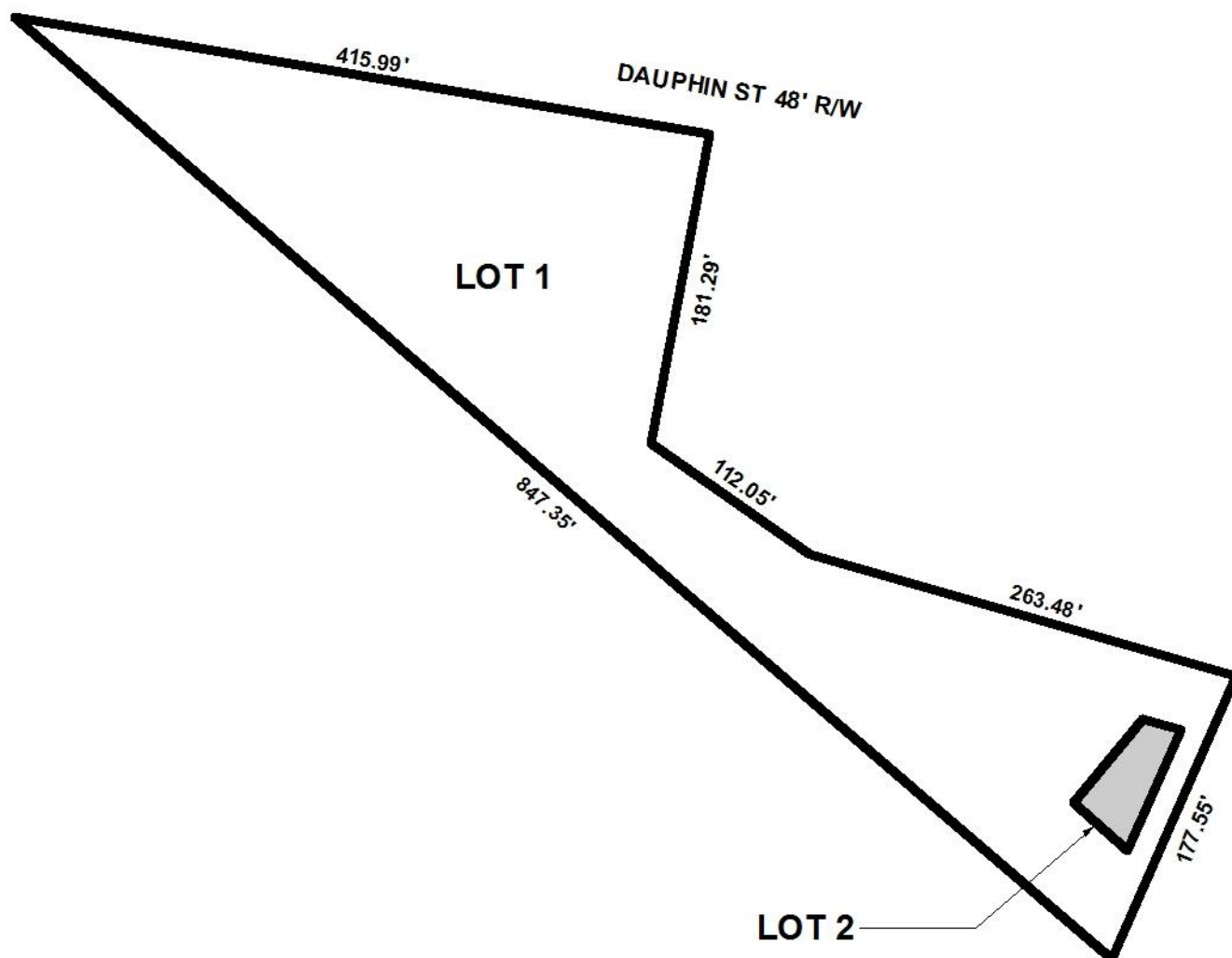
APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



# DETAIL SITE PLAN



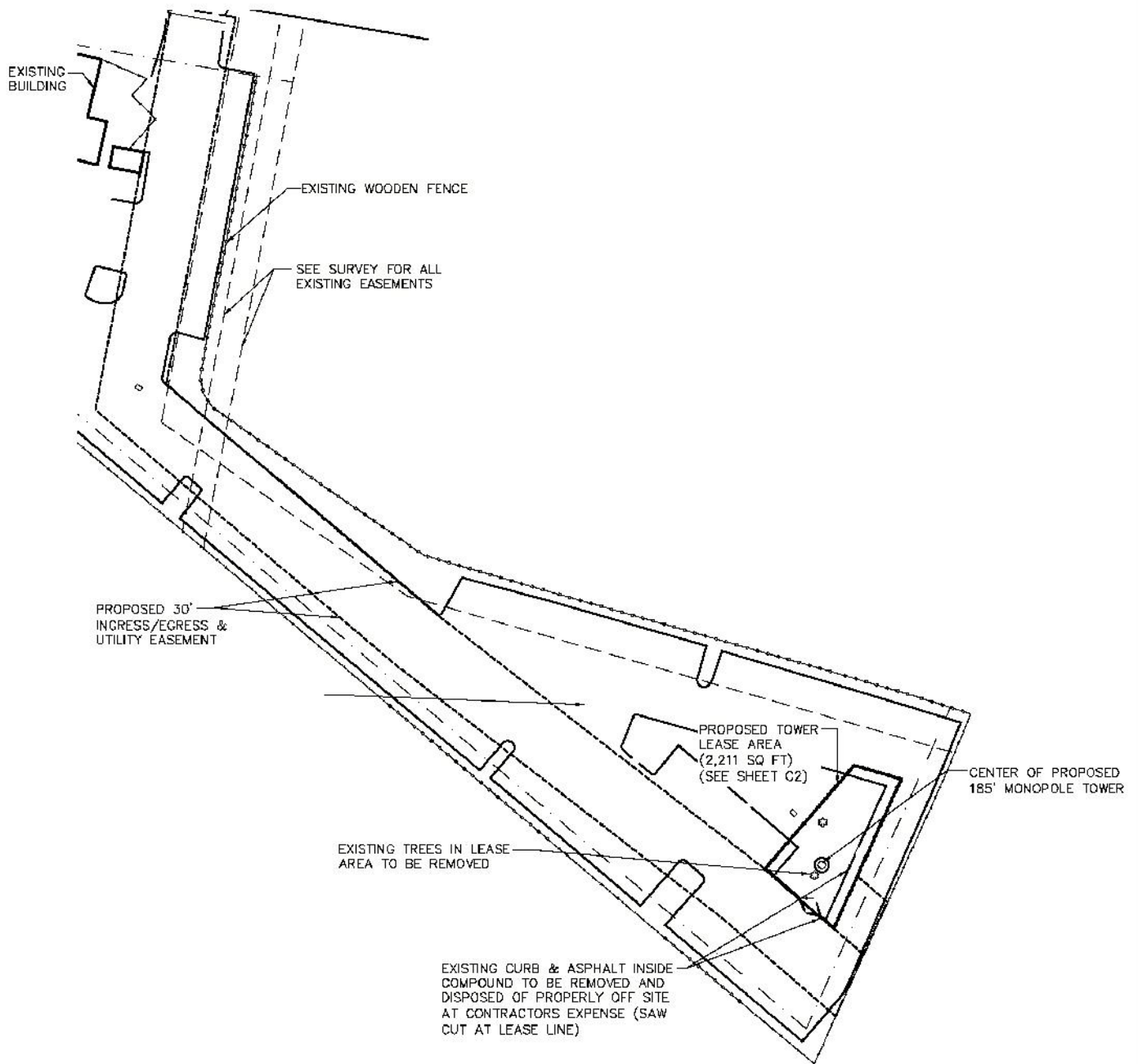
APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



# DETAIL SITE PLAN



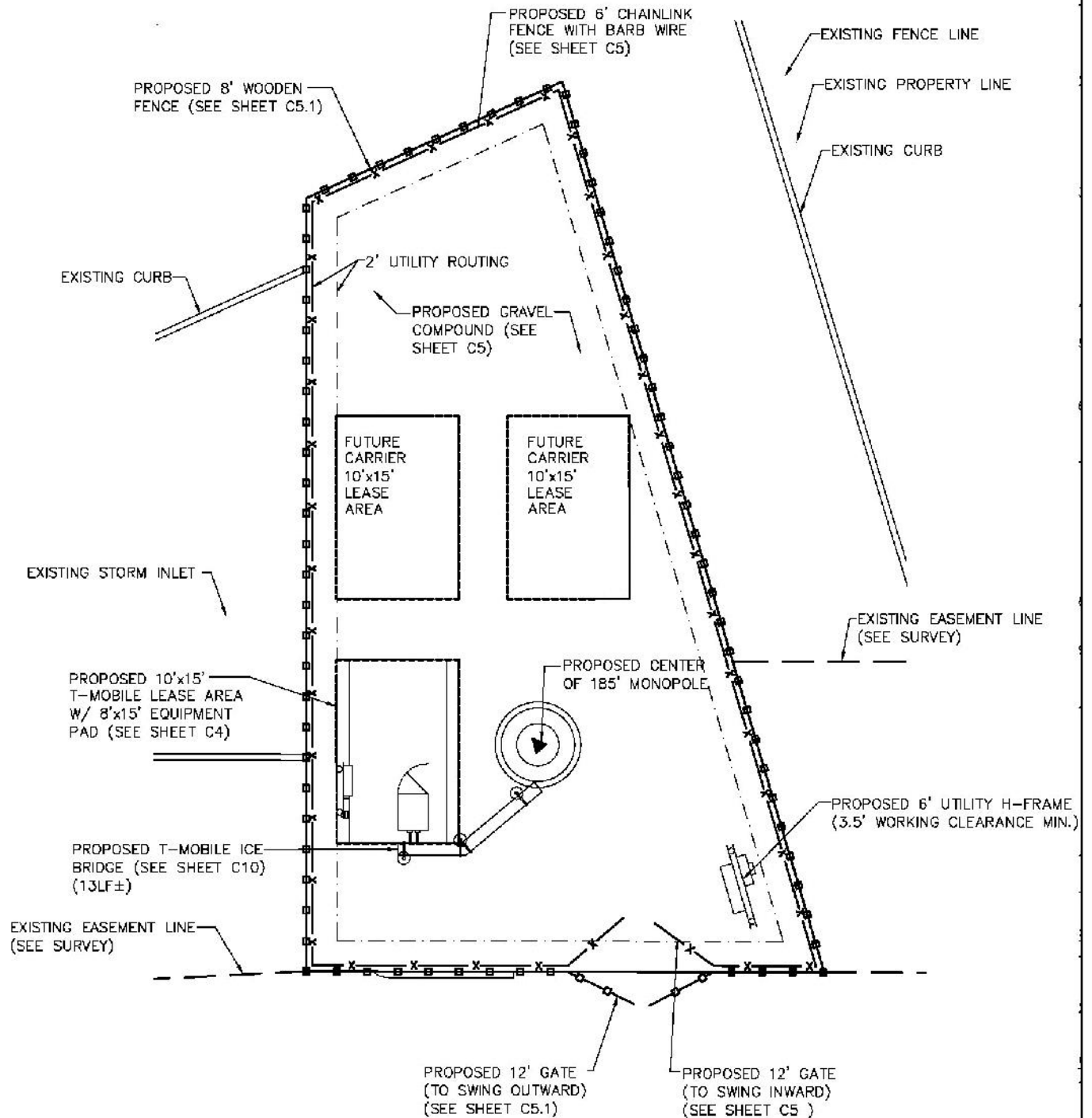
APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



# DETAIL SITE PLAN

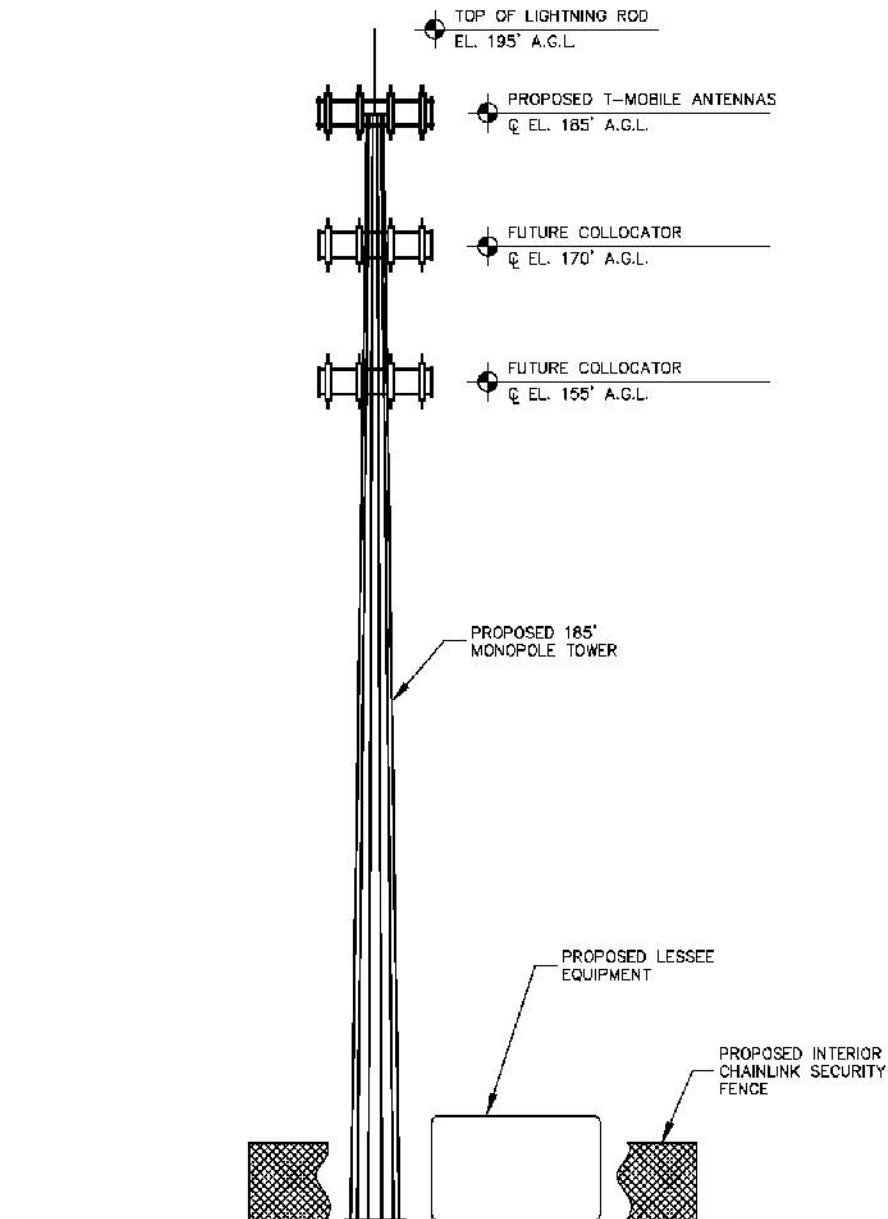


APPLICATION NUMBER 16 DATE August 4, 2016

APPLICANT Emogene Street Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval

# DETAIL SITE PLAN



3  
C11

MONOPOLE TOWER ELEVATION

NOT TO SCALE

APPLICATION NUMBER 16 DATE August 4, 2016  
APPLICANT Emogene Street Subdivision  
REQUEST Subdivision, Planned Unit Development, Planning Approval

