



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

D & M Properties LLC
5721 Highway 90 West
Theodore, AL 36582

Re: Case #SUB2012-00066 (Subdivision)
Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot 13A
5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Number of Lots / Acres: 2 Lots / 12.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co., Inc.
Council District 4

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission heard the above referenced request for subdivision.

After discussion, the Board decided to hold the matter over until the December 6, 2012, meeting, so the applicant can submit addition information by October 18, 2012, and comply with the following:

- 1) revision of the preliminary plat to include the portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels and fees;
- 3) retention of the lot sizes in square feet and acres;
- 4) retention of the 25' minimum building setback line;
- 5) placement of a note stating that the development is limited to the existing curb cuts;
- 6) ~~compliance with 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;"~~
- 7) compliance with Engineering comments: "Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for

October 4, 2012

Page 2

the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A in conformance with the Stormwater 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 Stormwater Runoff Control. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes;" and,

- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

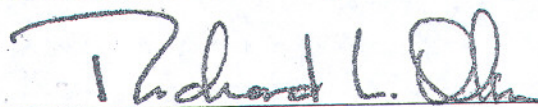
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

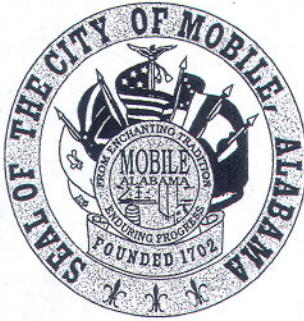
Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying and Engineering Company



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

D & M Properties LLC
5721 Highway 90 West
Theodore, AL 36582

Re: Case #ZON2012-01620 (Planned Unit Development)
Plantation Commercial Park Subdivision, Unit Two, Re-subdivision of Lot
13A

5721 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 330'± South of Plantation Road)
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on a single building site.
Council District 4

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between building sites and multiple buildings on a single building site.

After discussion, the Board decided to hold the matter over until the December 6, 2012, meeting, so the applicant can submit addition information by October 18, 2012, and comply with the following:

- 1) revision of the preliminary plat to include the portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels and fees;
- 3) retention of the lot sizes in square feet and acres;
- 4) retention of the 25' minimum building setback line;
- 5) placement of a note stating that the development is limited to the existing curb-cuts;
- 6) illustration of a 10' protection buffer from all adjacent R-1, Single-Family Residential properties;
- 7) illustration of a 6' high privacy fence or 10' wide planting screen strip no less than 6' in height at the time of planting and consisting of evergreen vegetation next to all adjacent R-1, Single-Family Residential properties;

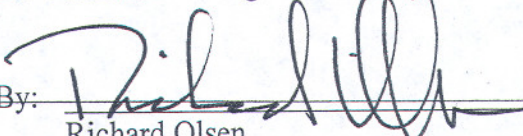
- 8) provision of a solid 8' high solid wall or fence around areas being utilized as a storage yard;
- 9) coordination of tree plantings with Urban Forestry;
- 10) depiction of a dumpster enclosed by a 6' high privacy fence or wall, or placement of a note stating that curbside pickup will be used for each lot as appropriate;
- 11) placement of a note stating the size and use of each building;
- 12) illustration of properly paved parking and maneuvering areas for Lot B;
- 13) approval of the submitted Sidewalk Waiver, or depiction of a sidewalk along U.S. Highway 90 West;
- 14) compliance with 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;"* and,
- 15) compliance with Engineering comments: *"Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A in conformance with the Stormwater 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 Stormwater Runoff Control. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.)"*

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying and Engineering Co. Inc.



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CITY CLERK
LISA C. LAMBERT

D & M Properties LLC
5721 Highway 90 West
Theodore, AL 36582

Re: Case #ZON2012-01621 (Rezoning)

D & M Properties, LLC

5721 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 330'± South of Plantation Road)

Rezoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.

Council District 4

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, and I-1, Light-Industry District, to I-2, Heavy Industry District, to eliminated split zoning and bring the zoning into compliance for an existing concrete manufacturing facility.

After discussion, the Board decided to hold the matter over until the December 6, 2012, meeting, so the applicant can submit addition information by October 18, 2012, and comply with the following:

- 1) revision of the preliminary plat to include the portion of the "Preservation Conservation Area" to the South of the proposed "Lot B" that is being utilized by the concrete manufacturing facility;
- 2) submittal of additional mailing labels and fees;
- 3) retention of the lot sizes in square feet and acres;
- 4) retention of the 25' minimum building setback line;
- 5) placement of a note stating that the development is limited to the existing curb-cuts;
- 6) illustration of a 10' protection buffer from all adjacent R-1, Single-Family Residential properties;
- 7) illustration of a 6' high privacy fence or 10' wide planting screen strip no less than 6' in height at the time of planting and consisting of evergreen vegetation next to all adjacent R-1, Single-Family Residential properties;

- 8) provision of a solid 8' high solid wall or fence around areas being utilized as a storage yard;
- 9) coordination of tree plantings with Urban Forestry;
- 10) depiction of a dumpster enclosed by a 6' high privacy fence or wall, or placement of a note stating that curbside pickup will be used for each lot as appropriate;
- 11) placement of a note stating the size and use of each building;
- 12) illustration of properly paved parking and maneuvering areas for Lot B;
- 13) approval of the submitted Sidewalk Waiver, or depiction of a sidewalk along U.S. Highway 90 West;
- 14) compliance with 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;"* and,
- 15) compliance with Engineering comment: *"Provide copies of the site construction plans (including grading and drainage plans) and engineering calculations as approved by the Mobile County Engineering Department for the existing developments. Previously approved structures/development on Lots A & B may be able to receive historic credit towards the requirement for detention. Add a note to the Plat stating that stormwater detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Provide Stormwater Detention for the 1200 sf building addition proposed on Lot A in conformance with the Stormwater 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 Stormwater Runoff Control. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes.)"*

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying and Engineering Co. Inc.

jsl