



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Hillcrest Self Storage, LLC
PO Box 2177
Natchitoches, LA 71457-2177

Re: 2258 & 2262 Hillcrest Road
(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).
Council District 6
SUB-000769-2018 (Subdivision)
Hillcrest Self Storage Subdivision
1 Lot / 8.1± Acres

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

At its meeting on December 20, 2018, the Planning Commission considered the above referenced subdivision.

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

- 1) depiction and labeling of the existing right-of-way width of Hillcrest Road;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the 25' minimum building setback line along Hillcrest Road;
- 4) placement of a note on the Final Plat stating no structures are to be placed in any easement;
- 5) compliance with 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. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate and Signature. D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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**

Hillcrest Self Storage Subdivision
December 27, 2018

Erosion and Sedimentation Control and Storm Water Runoff Control. F. 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. G. 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. H. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.);

- 6) placement of a note on the plat stating the following Traffic Engineering comments: (Lot is limited to two curb cuts to Hillcrest Road, with any changes to 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. With the improvements proposed at this location, one or more driveways may be required to be brought up to City standards.);
- 7) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (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.);
- 8) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and,
- 9) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

Hillcrest Self Storage Subdivision
December 27, 2018

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Byrd Surveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Hillcrest Self Storage, LLC
PO Box 2177
Natchitoches, LA 71457-2177

Re: 2258 & 2262 Hillcrest Road
(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).
Council District 6
PUD-000770-2018 (Planned Unit Development)
Hillcrest Self Storage Subdivision

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

At its meeting on December 20, 2018, the Planning Commission considered Planned Unit Development Approval to amend a previously approved 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 of the Planned Unit Development:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it allows for an existing business to expand while redeveloping a site that has been vacant;
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The approval is subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Hillcrest Road;
- 2) revision of the site plan to either depict a dumpster connected to sanitary sewer with a compliant enclosure, or have a note stating that curbside pickup will be utilized;
- 3) revision of the site plan to indicate the amount (if any) of office space on the site;
- 4) placement of a note on the site plan stating that any future changes to the site plan will require a new Planned Unit Development and Planning Approval;
- 5) compliance with 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 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. 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. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 6) placement of a note on the plat stating the following Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to 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. With the improvements proposed at this location, one or more driveways may be required to be brought up to City standards.);*
- 7) compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (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.);*
- 8) compliance with Fire comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and*
- 9) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat.

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

Hillcrest Self Storage Subdivision (PUD)
December 27, 2018


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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Byrd Surveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2018

Hillcrest Self Storage, LLC
PO Box 2177
Natchitoches, LA 71457-2177

Re: 2258 & 2262 Hillcrest Road
(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).
Council District 6
PA-000784-2018 (Planning Approval)
Hillcrest Self Storage Subdivision

Dear Applicant(s):

At its meeting on December 20, 2018, the Planning Commission considered Planning Approval to amend a previously approved Planning Approval to allow the expansion of a self-storage facility to include a climate controlled storage building

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

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the storage facility has operated at the site since at least 1984;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the storage facility is expanding onto a site that previously generated traffic associated with a day care; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is an expansion of an existing business that has operated at this location for more than 34 years.

The approval is subject to the following conditions:

- 1) **compliance with Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including***

Hillcrest Self Storage PA
December 27, 2018

ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. With the improvements proposed at this location, one or more driveways may be required to be brought up to City standards.);


- 2) **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.);*
- 3) **compliance with Fire comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and,*
- 4) **full compliance with all municipal codes and ordinances.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Byrd Surveying