



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 12, 2018

Freeland & Kauffman, Inc.- Charles A. Garcia
209 W Stone Ave
Greenville, SC 29609

Re: 1445, 1525 and 1533 East I-65 Service Road South
(East side of East I-65 Service Road South, 600' South of Pleasant Valley Circle).
Council District 4
SUB-000743-2018 (Subdivision)
Gulf Coast Auto Subdivision
3 Lots /9.6± Acres

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

At its meeting on December 6, 2018, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the right-of-way width for I-65 South to 300';
- 2) revision of the plat to label the 25' minimum building setback easement as the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement;
- 4) revision of the plat to label the lots as "Lot 1", "Lot 2" and "Lot 3" and not "Parcel 1", "Parcel 2" or "Parcel 3";
- 5) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 6) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the title of the drawing from "TOPOGRAPHIC SURVEY". C. Provide reference, on the map and the description, to a monumented corner. D. Provide and label the monument set or found at each subdivision corner. E. Provide a written description for the subdivision boundary. F. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. G. Provide a LOT designation for each of the three (3) new LOTS (i.e. A, B, C, 1, 2, 3) H. Show and label all flood zones. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Show and label each and every Right-Of-Way and easement. K. Clarify the two easements labeled as "CROSSED OUT" easements. L. Clarify the recording data for the "30' Temporary Construction Easement (Case #21,752)". M. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N. 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. O. 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. P. 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. Q. 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. R. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. S. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. T. 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.];

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(East I-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. 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. Traffic Engineering understands ALDOT's position to be unsupportive of sidewalk construction specifically within this right-of-way as it is related to the interstate system. If ALDOT does not support the construction of sidewalk within their right-of-way, the sidewalk will have to be constructed on private property if a waiver is unattainable.);*
- 8) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 9) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)];* and
- 10) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

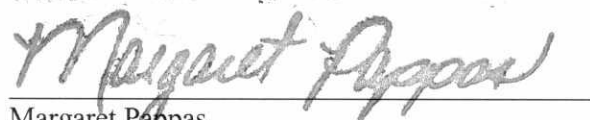
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Car Tov AL MOB LLC
Murphy Geomatics



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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Freeland & Kauffman, Inc.- Charles A. Garcia
209 W Stone Ave
Greenville, SC 29609

Re: 1445, 1525 and 1533 East I-65 Service Road South
(East side of East I-65 Service Road South, 600' South of Pleasant Valley Circle).
Council District 4
PUD-000744-2018 (Planned Unit Development)
Gulf Coast Auto Subdivision

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

At its meeting on December 6, 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 and shared access and parking between multiple building sites as well as increased signage.

After discussion, the Planning Commission determined the following findings of facts 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 free-flow traffic between multiple business sites under one ownership;**
- b. **the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it allows multiple buildings on a single building site and shared access and parking between multiple building sites, and also allows for individual pylon signage for each automotive brand;**
- c. **the proposal does promote the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because it allows for re-build and remodeling without the need for additional land area;**

- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), as no new public infrastructure will be necessary.

The Planned Unit Development Approval is subject to the following conditions:

- 1) revision of the site plan to provide a screening wall or fence around the dumpster compound;
- 2) approval of sign permits for all new or re-faced pylon signs;
- 3) revision of the site plan to provide a sidewalk within the public right-of-way for the Southern-most lot in the event the Sidewalk Waiver request is denied;
- 4) coordination with the Planning and Zoning staff and the Long Range Planning staff on a viable tree planting plan for the site;
- 5) revision of the right-of-way width for I-65 South to 300’;
- 6) revision of the site plan to label the 25’ minimum building setback easement as the 25’ minimum building setback line;
- 7) placement of a note on the site plan stating that no structure may be constructed or placed in any easement;
- 8) revision of the site plan to label the lots as “Lot 1”, “Lot 2” and “Lot 3” and not “Parcel 1”, “Parcel 2” or “Parcel 3”;
- 9) retention of the lot size labels in both square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information;
- 10) compliance with 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 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.];

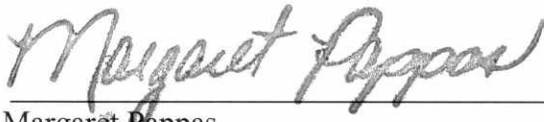
- 11) placement of a note on the site plan stating the Traffic Engineering comments: *(East I-65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. 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. Traffic Engineering understands ALDOT's position to be unsupportive of sidewalk construction specifically within this right-of-way as it is related to the interstate system. If ALDOT does not support the construction of sidewalk within their right-of-way, the sidewalk will have to be constructed on private property if a waiver is unattainable.);*
- 12) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 13) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)];* and
- 14) submittal to and approval by Planning and zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

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: Car Tov AL MOB LLC



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Re: 1445, 1525 and 1533 East I-65 Service Road South
(East side of East I-65 Service Road South, 600' South of Pleasant Valley Circle).
Council District 4
SUB-SW-000745-2018 (Sidewalk Waiver)
Freeland & Kauffman, Inc.

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

At its meeting on December 6, 2018, the Planning Commission considered your Request to waive construction of a sidewalk along East I-65 Service Road South

After discussion, the Planning Commission Denied the Sidewalk Waiver request along I-65 Service Road South.

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: Car Tov AL MOB LLC