



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

Springhill Realty, LLC
3062 Government Boulevard
Mobile, AL 36606

Re: **3101, 3105 & 3109 Commerce Court East and 1101 & 1105 I-65 Commerce Drive**
(Southeast corner of Commerce Court East and I-65 Commerce Drive, extending to the
South and East terminus of Commerce Court East).
Council District 4
SUB-001011-2019
Springhill Realty Subdivision

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

At its meeting on September 5, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of lot size in square feet and acres on the Final Plat;
- 2) retention of the 25' minimum building setback line along the entire site where the property lines abut road frontage;
- 3) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 4) revision of the plat to depict the right-of-way widths for I-65 Commerce Drive and Commerce Court East on the Final Plat;
- 5) compliance with Engineering comments: *"FINAL PLAT COMMENTS: 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. Provide and label the monument set or found at each subdivision corner. C. Revise the labeling of the street names in the Vicinity Map so that they are legible. D. Show and label the location of the new easement. The Final Plat will need to show the new easement. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Owner's*

(notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. 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 Final Plat stating the following Traffic Engineering comments: *“Lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, 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.”;*
- 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 a revised PUD site plan 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.

Springhill Realty Subdivision
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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, Inc.
Thomas B. Clark, P.E.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

Springhill Realty, LLC
3062 Government Boulevard
Mobile, Alabama 36606

Re: 3101, 3105 & 3109 Commerce Court East and 1101 & 1105 I-65 Commerce Drive
(Southeast corner of Commerce Court East and I-65 Commerce Drive, extending to the South and East terminus of Commerce Court East).
Council District 4
PUD-001016-2019
Springhill Realty Subdivision

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

At its meeting on September 5, 2019, the Planning Commission considered the above referenced Planned Unit Development.

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

- a) the proposal promotes 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 is allowing the second phase of existing residential development;
- b) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

The approval is subject to the following conditions:

- 1) revision of the site plan to label the lots as Lot One and Lot Two;
- 2) revision of the site plan to correct the labeling of the streets Commerce Court East and I-65 Commerce Drive;
- 3) revision of the site plan to reflect the total number of parking spaces (246 spaces);
- 4) placement of a note on the Final Plat stating no structures shall be placed in any easements;
- 5) retention of the 25' minimum building setback line;

Springhill Realty Subdivision PUD
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- 6) retention of the lots in square feet and acres;
- 7) retention of the right-of-way widths on the site plan;
- 8) retention of the a sidewalk along all street frontages;
- 9) revision of the site plan to reflect tree planting calculations for both perimeter and frontage trees only for the exterior property boundaries;
- 10) retention of all new and existing notes on the site plan;
- 11) placement of a note on the site plan stating that a photometric plan, in compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance, will be required at the time of submittal for land disturbance permits;
- 12) compliance with Engineering comments: *"1. Label the PUD Site Plan as PUD Site Plan. 2. Retain NOTES 1-5 that are shown on SHT C-1.0 PROPOSED SITE PLAN. 3. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN –“Any existing or proposed detention facility shall be maintained as it was constructed and approved.”;*
- 13) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Lots are limited to the number of driveways on the approved PUD site plan, with any changes in number, 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.”; .”*
- 14) 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). Removal of heritage trees from a commercial site will require a tree removal permit.”;*
- 15) 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).”*
- 16) submission of a revised PUD site plan prior to the signing of the Final Plat; and
- 17) full compliance with all other municipal codes and ordinances.


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

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: Clark, Geer, Latham & Associates, Inc.