

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: November 5, 2015

<u>NAME</u>	CSpire/Claxton Commercial Facility Subdivision
<u>SUBDIVISION NAME</u>	CSpire/Claxton Commercial Facility Subdivision
<u>LOCATION</u>	3208 & 3210 Dauphin Island Parkway (West side of Dauphin Island Parkway, 165'± North of Tallahassee Drive
<u>CITY COUNCIL DISTRICT</u>	District 3
<u>PRESENT ZONING</u>	B-3, Community Business District.
<u>AREA OF PROPERTY</u>	2 Lots / 1.3± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow a 148' high 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 two existing metes-and-bounds parcels.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given.
<u>ENGINEERING COMMENTS</u>	

Subdivision: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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/Label Dauphin Island Parkway in the vicinity map.
- C. Show the outline of both LOTS in the proposed subdivision. This plan submitted outlines LOT 1 only.

- D. Correct the Subdivision Name to include Resubdivision of Lot 5 & 6, Riverside Subdivision Block 'A' ”.
- E. Provide a revised written legal description for the proposed LOT 2 to include the missing portion near the chain link fence corner. Provide an overall written legal description for the FINAL PLAT.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the City 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #86) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- K. 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.
- L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- M. Correct the signature block for the City of Mobile Planning Commission. It is not the Mobile County Planning Commission.
- N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- O. Provide a copy of the Final Plat along with 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 design requirements and 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

Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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 sewer service has not been applied for. MAWSS cannot guarantee sewer service until a Capacity application is approved by Volkert Engineering, Inc.

REMARKS

The applicant is requesting Planning Approval to allow a 148' high cell tower (152' over-all height with lightning rod) 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 two existing metes-and-bounds parcels. 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 two new lots will share access.

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.

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.

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.

It should be noted that requests for Height, Setback and Residential Buffer Separation Variances are scheduled for the November 2nd Board of Zoning Adjustment meeting. If the Planning Approval request is approved, it should be subject to the approval of the Height, Setback and Residential Buffer Separation requests.

The applicant states:

“Cellular South Real Estate, Inc. (d.b.a. “C Spire”) is a Mississippi based communication provider with home offices located in Ridgeland, Mississippi, that has a substantial customer base throughout the Alabama Gulf Coast Region. They pride themselves in providing their customers with extraordinary and reliable service. At the present time, C Spire has weak signal coverage and is experiencing persistent capacity problems along Dauphin Island Parkway near the Bayview and McVoy areas south of the Downtown airport. These coverage problems worsen at peak traffic times, and inside cars and buildings when existing coverage exceeds capacity and customers experience signal loss and dropped calls. In addition, as wireless use has seen explosive growth into customers using data services in conjunction with their phones and similar devices, the coverage demand also must be met inside homes and buildings and inside the many vehicles travelling in and throughout the northern Dauphin Island Parkway area.”

“After a diligent search over the course of several months, the proposed location is the one most suitable to fill the required coverage objectives, as specified by CSRE’s wireless engineers as shown in the coverage maps submitted as part of this application. According to CSRE’s RF engineer in the attached letter, this site will address chronic coverage issues in the areas of Bayview and Driftwood (east of the Parkway) and the subpar coverage on the Parkway, South of Brookley Field. The site is proposed on a tract of land nearly an acre and one-half in size and located behind an automotive machine shop. The adjacent parcel to the south is zoned B-3 as well, and the one to the north is zoned R-1, but has a business on it rather than a residence. The area along this stretch of Dauphin island parkway is commercial in nature, with the residential areas served by the site located behind these highway businesses. There is also a natural tree buffer present on the West and North sides of the site, which will help minimize the visual impact of the lower parts of the site. The proposed tower height is 148’ and will be a monopole design, which is designed to integrate into suburban areas better than other tower designs. It is for these reasons that we now submit a request for Planning Approval for Planned Unit Development requesting the Commission allow the subdivision of the property into a flag lot for the communication facility, with the remainder lot for the existing use of the machine shop on the subject property location. The existing property’s rectangular shape will allow this type of lot to be well integrated into the property without impeding its existing use, while allowing access to the site and sharing the existing entrance with the property’s other use without the need for an additional curb cut. Please note the proposed flag lot (Lot 1 on the attached Survey) has a 30’ wide handle which exceeds the minimum 25’ width. The total square footage of the flag lot, at approx. 14,110’, exceeds the 7,200’ foot minimum. Please note that the maximum depth slightly exceeds the maximum 3.5 times the lot width, but this is so the proposed installation will still allow a workable yard space behind the existing machine shop.”

“The requested Application is applied for by Cellular South Real Estate, Inc., whose principal offices are located at 1018 Highland Colony Parkway, Suite 400, Ridgeland, Mississippi 39157”

“Cellular South Real Estate proposes construction of a new 148’ monopole tower on a 60’ x 60’ lease area it has obtained on the piece of property currently described as Lots 5 and 6, Block “A”, Riverside Subdivision, as per plat recorded in Map Book 3, at page 296, of the records in the Office of the Judge of Probate Court in Mobile County, Alabama, specifically located on tax parcel number R023207400001017, which is zoned B-3. This tract of land is currently in use as an automotive machine shop, with an open area beyond which is an area of hardwood trees.”

“The tower facility operation will not alter the normal traffic flow in this area. There is no trade or manufacturing activity associated with the facility’s presence. Therefore, no additional vehicular traffic will be generated because of the tower site. The public safety, health, and welfare are protected by the design measures qualifying the proposed tower at this location. C Spire’s business practice and those of its agents and contractors are in strict compliance with all city and state laws. Proof of all licenses and bonds necessary to demonstrate Cellular South’s activities will be presented for the City’s approval with this application, and upon request by the City’s Building Official.”

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.

The applicant, Cellular South Real Estate, Inc., 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 are three other cellular communications towers within a one-half mile radius of the subject site. One is on the adjacent property to the South, but has failed the structural analysis for collocation, and one North of B. C. Rain High School is too short and already has three collocated carriers. A third tower located at B. C. Rain High School is limited by a Variance

approved in 2001 to the sole use of the Mobile County Public School System. The proposed tower would have three spaces available for future carrier collocations.

The site plan indicates the tower compound to be approximately 300' into the site from Dauphin Island Parkway and approximately 190' from the adjacent residential property to the West, or rear. It would be in the North-South center of the property. From the compound, an access drive and "finger" of the lease parcel would extend to Dauphin Island Parkway along approximately the Northern quarter of the site and share the existing curb cut used by the machine shop. The entire area consisting of the tower compound and lease parcel is proposed as one of the two lots of the Subdivision. The access drive through the lease parcel to the compound is indicated as being gravel on the site plan and no Paving Surface Variance was requested by the applicant. Therefore, if approved, the site plan should be revised to indicate the access drive to be paved in asphalt, concrete, or an approved alternative paving surface.

A landscaping plan was submitted by the applicant indicating understory trees around the tower compound. As overstory trees are required, the landscaping plan should be revised to indicate overstory trees, to be coordinated with Urban Forestry, at a ratio of one tree per every 30 linear feet of compound perimeter.

The site plan indicates chain link fencing and gates around the tower compound. As the Zoning Ordinance requires an 8' high wooden privacy fence, the site plan should be revised to indicate wooden privacy fencing and gates 8' high around the tower compound.

The tower structure is proposed to be 148' high with a 4' lightning rod atop, for a total height of 152'. Therefore, if approved, the tower should be limited to the 148' high tower structure and 4' lightning rod atop, with a 152' over-all height.

The plat illustrates the proposed 2-lot, 1.3± acre subdivision, which is located on the West side of Dauphin Island Parkway, 165'± North of Tallahassee Drive, in Council District 3. The applicant does not indicate what sanitary services are provided and merely states such is not applicable for the proposed site.

The purpose of this application is to create two legal lots of record from two existing metes-and-bounds parcels. Both lots would meet the minimum area requirements of the Subdivision Regulations. In the past, a newly-created lease parcel could be a portion of an existing lot. However, as previously stated, 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 (Lot 1) would be a flag lot, a waiver of Section V.D.1 of the Subdivision Regulations would be required, and would be justified due to the necessity of such a shape to allow the owner reasonable use of the site. The plat indicates the larger lot (Lot 2) containing the remainder of the site. Both lots would need a waiver of Section V.D.1. due to their irregular shapes, but, again, this would be justified due to the irregular shape required for Lot 1. And both lots would need a waiver of Section V.D.3. of the Regulations due to the depth exceeding 3.5 times the width of the lots at the 25' minimum building setback line. The plat should be revised to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required right-of-way dedication.

The site fronts Dauphin Island Parkway, a component of the Major Street Plan, with a planned 100' right-of-way. As the plat did not indicate a current right-of-way width along Dauphin Island Parkway, the plat should be revised to indicate the current right-of-way width, and if less than 50' from the centerline to the front property line of the subject site, dedication to provide 50' from the centerline of Dauphin Island Parkway would be required.

As a means of access management, a note should be added to the Final Plat stating that both lots are limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. And the plat should be revised to label each lot with its size in both square feet and acres, after any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The plat includes a Certificate of Approval by the Mobile County Planning and Zoning Commission with various blanks for dates and signatures. Since there is no Mobile County Planning and Zoning Commission, and as only one blank is needed for a Planning Commission approval signature and a date blank, the plat should be revised to only contain a block titled "Approved by City of Mobile Planning Commission" with a signature blank and a date blank below. Signature blocks for other approving entities (Mobile Traffic Engineering and Mobile City Engineering) should be coordinated prior to submitting the Final Plat for signatures.

RECOMMENDATION

Subdivision: Based on the preceding, and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;
- 2) revision of the plat to indicate the current right-of-way width along Dauphin Island Parkway, and if less than 50' from the centerline to the front property line, dedication sufficient to provide 50' is required;
- 3) placement of a note on the Final Plat stating that the Subdivision is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label each lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) revision of the plat to remove the Certificate of Approval by the Mobile County Planning and Zoning Commission and its associated signature and date blocks and provide a block titled "Approved by City of Mobile Planning Commission" with a signature and date blank below;
- 6) coordination with Mobile Traffic Engineering and Mobile City Engineering on providing signature and date blocks for those entities to sign;

- 7) compliance with the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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/Label Dauphin Island Parkway in the vicinity map. C. Show the outline of both LOTS in the proposed subdivision. This plan submitted outlines LOT 1 only. D. Correct the Subdivision Name to include Resubdivision of Lot 5 & 6, Riverside Subdivision Block 'A' E. Provide a revised written legal description for the proposed LOT 2 to include the missing portion near the chain link fence corner. Provide an overall written legal description for the FINAL PLAT. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the City 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #86) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. K. 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. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Correct the signature block for the City of Mobile Planning Commission. It is not the Mobile County Planning Commission. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) compliance with the Traffic Engineering comments: *(Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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.);*
- 9) 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 61-929 and City Code Chapters 57 and 64).];*
- 10) 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*

- 11) submission to the Planning Division and approval of three (3) copies of a revised PUD and three (3) copies of a revised Planning Approval site plan 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) subject to the approval by the Board of Zoning Adjustment of Height, Setback and Residential Buffer Separation Variance requests;
- 2) revision of the site plan to provide a drive paved with asphalt, concrete or an approved alternative paving surface for the lease parcel area;
- 3) revision of the site plan to provide overstory trees, to be coordinated with Urban Forestry, at a ratio of one tree per every 30 linear feet of tower compound perimeter;
- 4) revision of the site plan to provide an 8' high wooden privacy fence and gates around the tower compound;
- 5) revision of the site plan to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;
- 6) revision of the site plan to indicate the current right-of-way width along Dauphin Island Parkway after any required frontage dedication;
- 7) revision of the site plan to label each lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the site plan providing the same information;
- 8) placement of a note on the site plan stating that the site is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) the tower structure height is limited to 148' with a 4' lightning rod atop, with a total height of 152';
- 10) completion of the Subdivision process;
- 11) 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, 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.];

- 12) compliance with the Traffic Engineering comments: *(Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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) 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 61-929 and City Code Chapters 57 and 64).];*
- 14) 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
- 15) submission to the Planning Division and approval of three (3) copies of a revised PUD site plan prior to signing the Final Plat of the Subdivision.

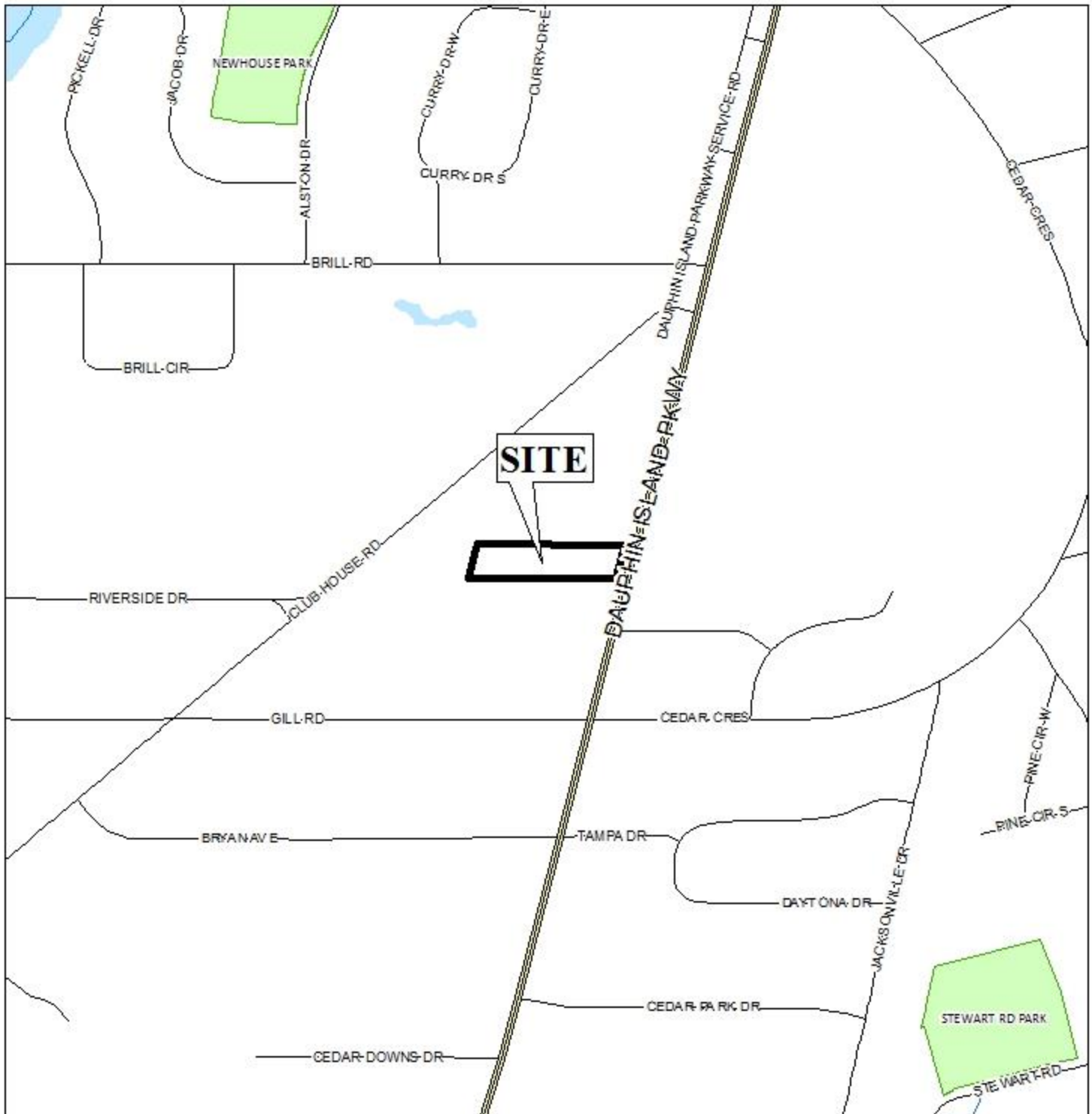
Planning Approval: Based upon the preceding, this request is recommended for approval, subject to the following conditions:

- 1) subject to the approval by the Board of Zoning Adjustment of Height, Setback and Residential Buffer Separation Variance requests;
- 2) revision of the site plan to provide a drive paved with asphalt, concrete or an approved alternative paving surface for the lease parcel area;
- 3) revision of the site plan to provide overstory trees, to be coordinated with Urban Forestry, at a ratio of one tree per every 30 linear feet of tower compound perimeter;
- 4) revision of the site plan to provide an 8' high wooden privacy fence and gates around the tower compound;
- 5) revision of the site plan to illustrate the 25' minimum building setback line along Dauphin Island Parkway, as measured from any required frontage dedication;
- 6) revision of the site plan to indicate the current right-of-way width along Dauphin Island Parkway after any required frontage dedication;
- 7) revision of the site plan to label the lease area lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the site plan providing the same information;
- 8) placement of a note on the site plan stating that the site is limited to one shared curb cut to Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) the tower structure height is limited to 148' with a 4' lightning rod atop, with a total height of 152';
- 10) completion of the Subdivision process;
- 11) compliance with 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.];

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- 14) 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
- 15) submission to the Planning Division and approval of three (3) copies of a revised Planning Approval site plan prior to signing the Final Plat of the Subdivision.

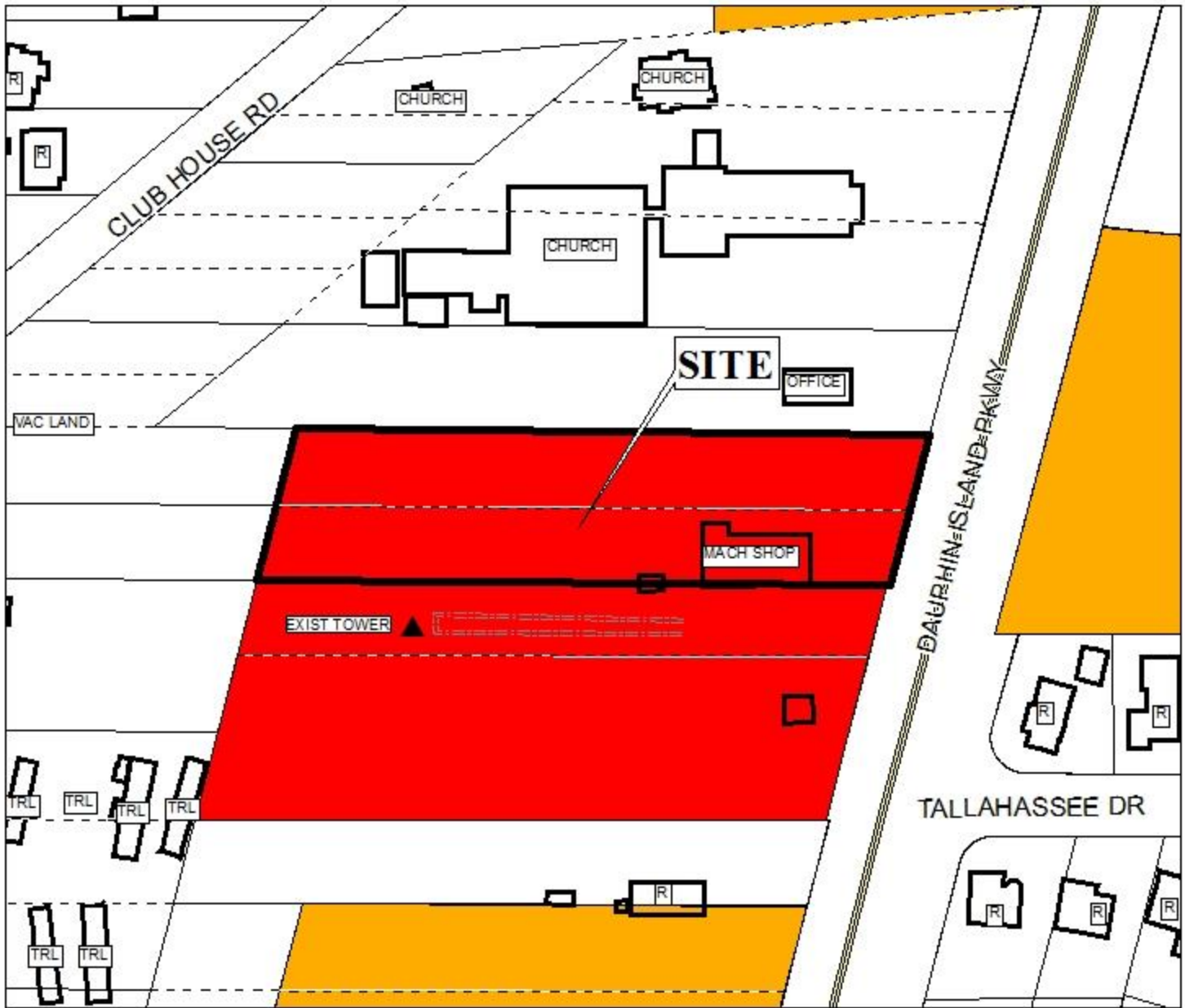
LOCATOR MAP



APPLICATION NUMBER 19 DATE November 5, 2015
APPLICANT CSpire/Claxton Commercial Facility Subdivision
REQUEST Subdivision, Planning Approval, PUD



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. An office and church lie north of the site.

APPLICATION NUMBER 19 DATE November 5, 2015

APPLICANT CSpire/Claxton Commercial Facility Subdivision

REQUEST Subdivision, Planning Approval, PUD

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 ZONING



The site is surrounded by residential units. An office and church lie north of the site.

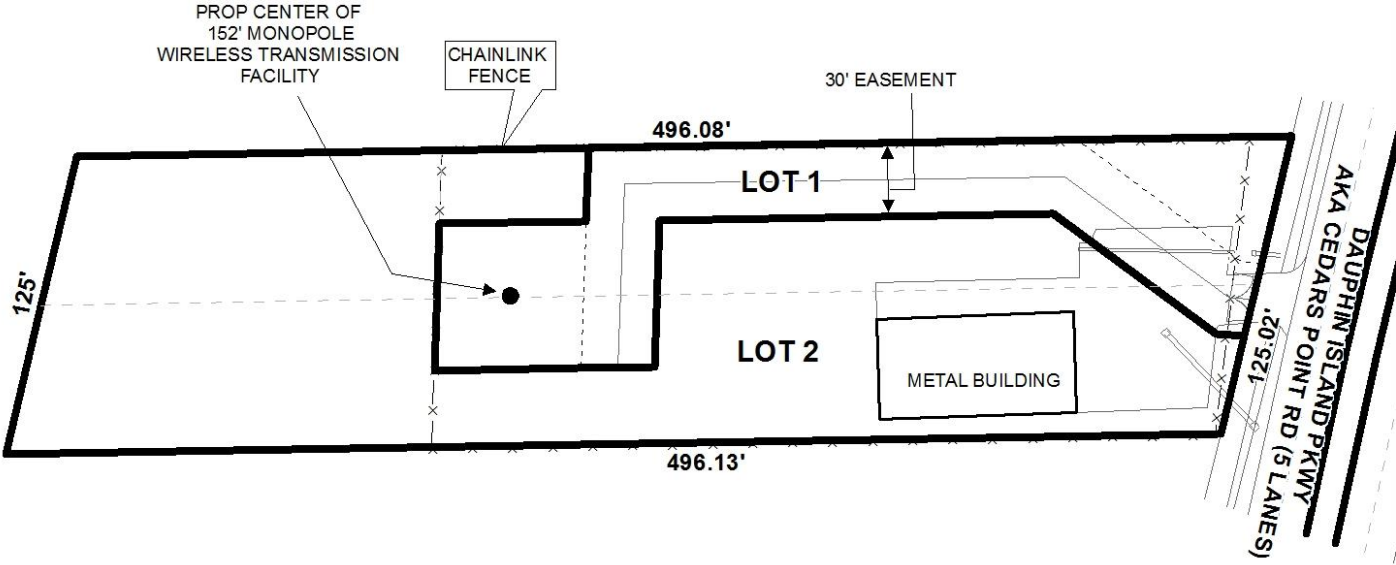
APPLICATION NUMBER 19 DATE November 5, 2015

APPLICANT CSpire/Claxton Commercial Facility Subdivision

REQUEST Subdivision, Planning Approval, PUD



SITE PLAN

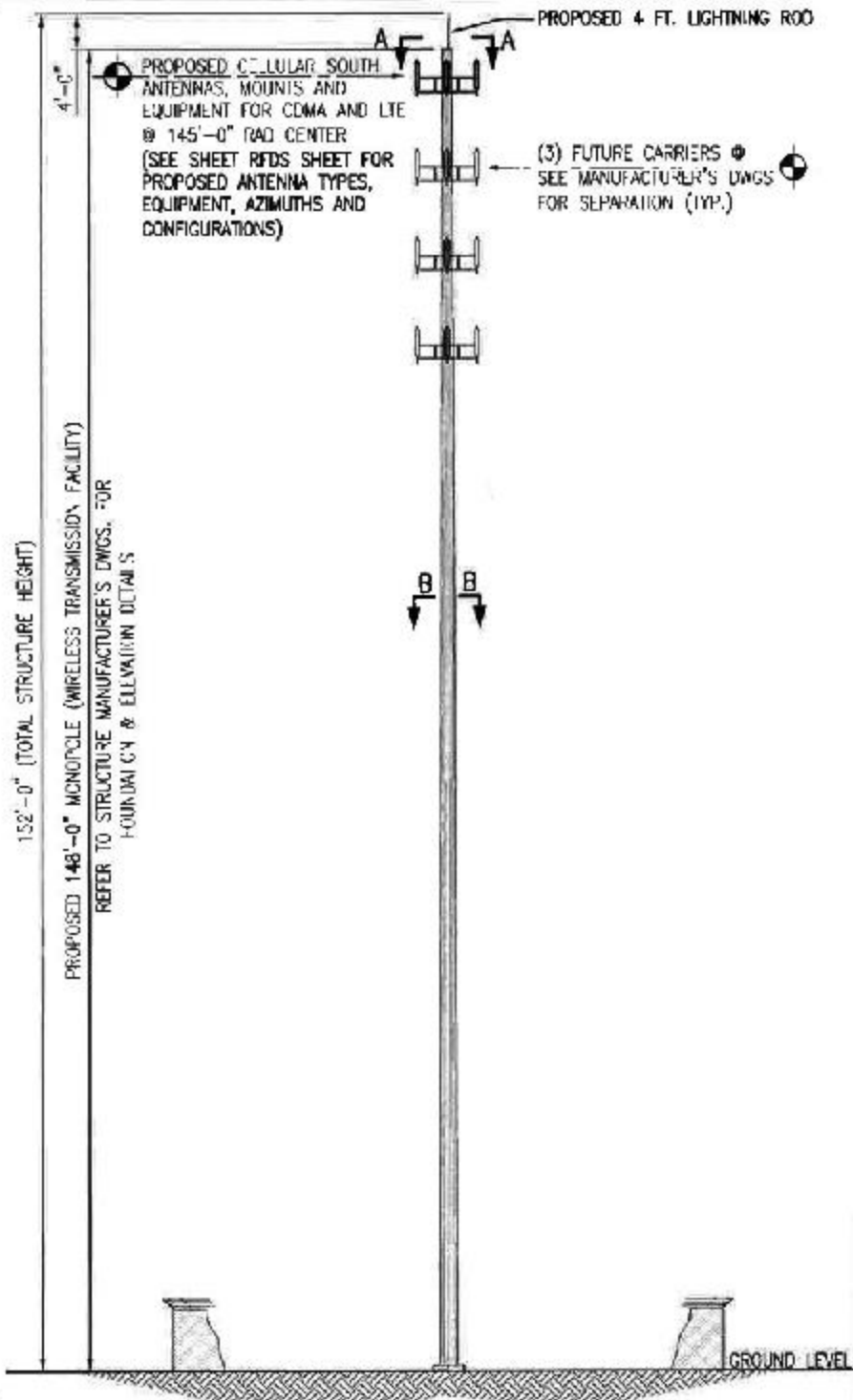


The site plan illustrates the existing building, easements, and the proposed lots.

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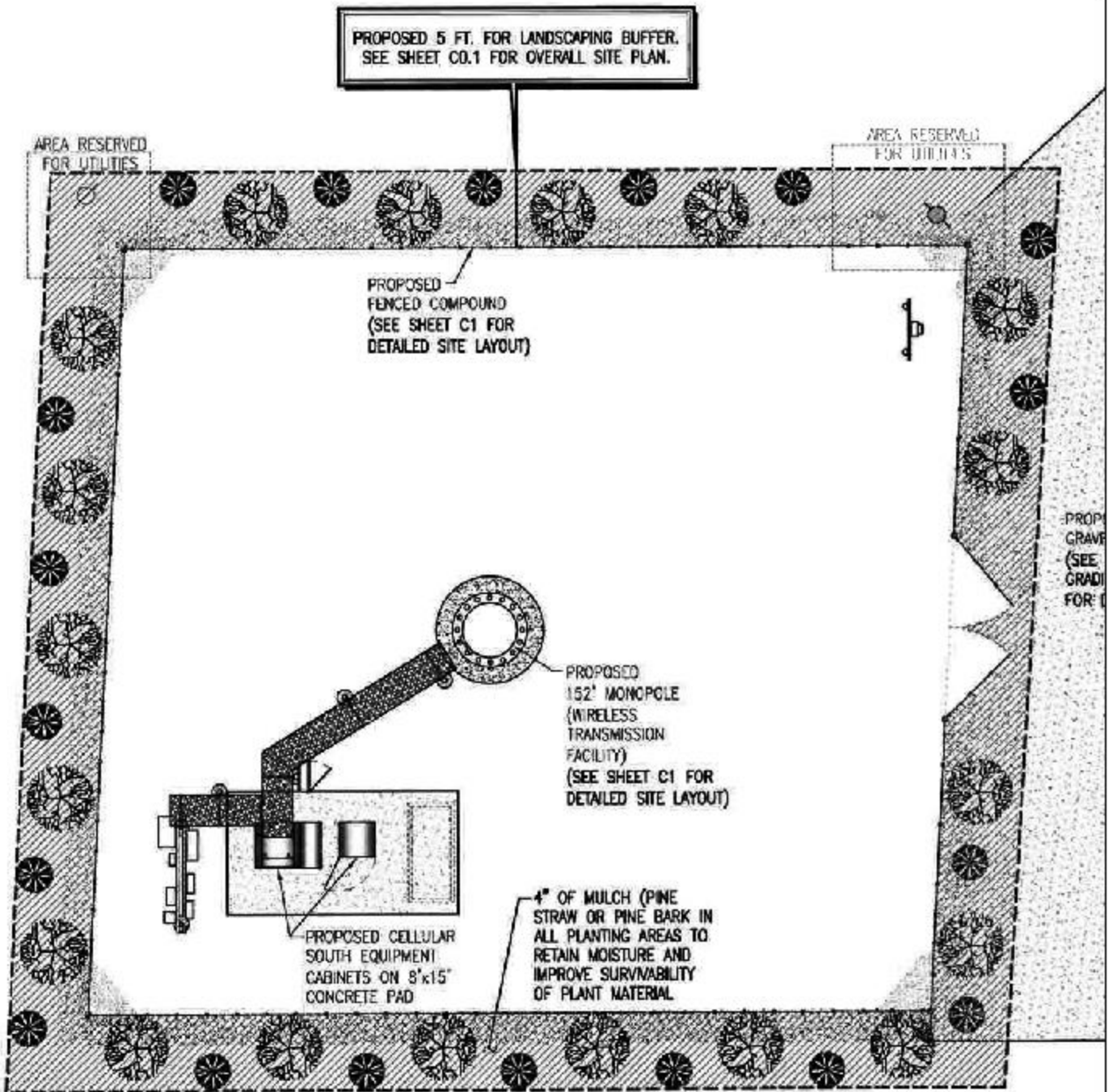
DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE November 5, 2015
 APPLICANT CSpire/Claxton Commercial Facility Subdivision
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DETAIL SITE PLAN



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