



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Klyce Enterprises, Inc.
3308 Springdale Plaza
Mobile, AL 36606

Re: 205 Furr Street
(West side of Furr Street, 420'± North of Old Shell Road).
Council District 1
ZON2015-02095
Doug Klyce, Klyce Enterprises

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) **Revision of the site plan to depict the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, to include a connection to sanitary sewer, or the provision of a note stating that waste collection will be via curb-side pickup;**
- 2) **Revision of the site plan to depict the location of any proposed freestanding sign structure;**
- 3) **Retention of all residential buffering and landscaping notes;**
- 4) **Retention of notes on the site plan stating that until a building permit for the construction of a wall along the western side of the existing building to prevent cross-property access, no additional permits for new construction on this site will be issued;**
- 5) **Placement of a note on the revised site plan stating (Any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. All new lighting should be oriented in such a way that the illumination does not shine directly onto adjacent residentially used properties.);**
- 6) **Placement of a note on the revised site plan stating (No permanent structure(s) can be placed or erected within any easement.);**
- 7) **Compliance with Engineering comments (1. Since the plan shows an existing driveway that is providing access to the property to the north (207 Furr St) an access (ingress/egress) easement must be provided. 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**

Doug Klyce, Klyce Enterprises PUD
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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.);

- 8) Compliance with Traffic Engineering comments (Site is limited to one curb cut to Furr St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be removed, and curbing restored to City standards. Required 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 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 Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2012 International Fire Code, as adopted by the City of Mobile.);
- 11) Placement of a note on the revised site plan stating: (Any substantial changes to the approved site layout and future development of the site will require a new PUD application to amend the existing PUD.);
- 12) Submission of an approved, revised PUD site plan to the Planning & Zoning Department prior to any request for land disturbance; and
- 13) 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

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Barton & Shumer Engineering, LLC