

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 6, 2012

EGM Properties, LLC
3748 Industrial Park Drive
Mobile, AL 36693

Re: Case #ZON2012-00388 (Planned Unit Development)

EGM Properties, LLC

1617 Industrial Park Circle and 3748 Industrial Park Drive

(North side of Industrial Park Drive, 525'± West of Varner Drive and extending West to the East side of Industrial Park Circle, 175'± North of Industrial Park Drive)

Planned Unit Development Approval to amend a previously approve Planned Unit Development to allow multiple buildings on a single business site, and shared access and parking between two building sites.

Council District 4

Dear Applicant(s):

At its meeting on April 5, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approve Planned Unit Development to allow multiple buildings on a single business site, and shared access and parking between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to depict a total of 59 parking spaces;**
- 2) placement of a note on the site plan stating that site and parking lighting will comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 3) compliance with revised Engineering comments: *“1. Any proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance. 2. The site will need to provide drainage calculations that take into account the amount of accumulated impervious area added to the site since 1984. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4.***

The surface grading for the existing (and/or proposed) dumpster pad(s) (and/or car wash drains) must be minimized and directed to a surface drain that is connected to the sanitary sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer collection system. 5. Any work to be performed in the ROW (driveway, curb-cuts, sidewalks, landscaping, irrigation, utilities, etc) will require a ROW permit from the Engineering Department;"

- 4) compliance with Fire comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"**
- 5) compliance with Traffic Engineering comments: "Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;"**
- 6) 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);"**
- 7) approval otherwise limited to the site plan, as submitted;**
- 8) submission of a revised PUD site plan prior to any request for site development permits; and,**
- 9) full compliance with all other 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley and Associates, Inc.