



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
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Russell Yeckley
2409 Wolf Ridge Road
Mobile, AL 36618

Re: Case #ZON2013-01365 (Planned Unit Development)
Russell Yeckley
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site and shared
access.

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned
Unit Development Approval to amend a previously approved Planned Unit Development
to allow multiple buildings on a single building site and shared access.

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 show the entire lot, and to show removal of all access points to Feed Mill Road;
- 2) Revision of the site plan to reflect any privacy fences taller than 3 feet to be at least 25-feet from Wolf Ridge Road, and 20-feet from Feed Mill Road;
- 3) Revision of the site plan to label gates in the fencing;
- 4) Depiction of any new fencing, if it will be chain link or similar;
- 5) Compliance with Engineering comments (1. Add a note to the PUD drawing that states: 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. Add a note to the PUD drawing that states: Any and all proposed development will need to be in conformance with the

Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE. 3. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping). 5. Previous land disturbing activity (clearing, filling, grading) must be properly permitted prior to approving any future Land Disturbance Permit application.);


- 6) Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 48" Live Oak Tree located on the Lot along Wolf Ridge Road. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);
- 8) 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.);
- 9) Submission for a Land Disturbance permit by November 5, 2013, to address all site modifications which have occurred without permits since commercial use of the site began in early 2009, including the unpermitted clearing and grading;
- 10) Obtaining of all permits necessary, after the fact, for use of the residential structure for commercial purposes, and for placement of the office trailer on the site;
- 11) Obtaining of permits to place the proposed storage structure on the site;
- 12) Removal of the sign from the right-of-way, with any new placement of the sign to only be undertaken after a sign permit has been secured;
- 13) Submission of a revised PUD site plan prior to any request for permits;
- 14) Completion of the permitting process prior to September 5, 2014;
- 15) Full compliance with all other municipal codes and ordinances.

Russell Yeckley
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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
Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.