



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Asarisi & Associates
6348 Piccadilly Square, St. 215
Mobile, AL 36609

Re: 2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feedmill Road [private street])
Council District 1
ZON2016-00608
Asarisi & Associates, LLC

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

At its meeting on May 5, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access and parking between building sites.

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

- 1) **Compliance with 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.);

- 2) Compliance with Traffic Engineering comments (Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO 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.);
- 3) Compliance with revised 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).);
- 4) 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));
- 5) Revision of the site plan to show the vehicle gate 50-feet from the front property line, to allow adequate vehicle queuing space;
- 6) Revision of the site plan to show an access ramp meeting Building Code accessibility requirements;
- 7) Revision of the site plan to show the correct scale of the drawing;
- 8) Completion of the Building, Plumbing, Mechanical, Electrical, and Fire Code compliance process for commercial buildings within one year of the PUD approval;
- 9) Completion of the land disturbance permit process within one year of the PUD approval; and
- 10) Full compliance with all other municipal codes and ordinances, including permitting of the sign and obtaining of a business license after all other compliance issuances have been met.


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: Russell & Amanda Yeckly