

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Bob Rogers
279 North Washington Avenue
Mobile, AL 36603-6161

Re: Case #ZON2007-02120

Bob Rogers

Southeast corner of Congress Street and North Washington Avenue.
Planned Unit Development Approval to allow five buildings on a single building site.

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

At its meeting on October 18, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) subject to the Engineering Comments (All storm water should tie subsurface to the City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);**
- 2) subject to the Traffic Engineering Comments (Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards);**
- 3) full compliance with the landscaping and tree planting requirements;**
and
- 4) full compliance with all other municipal codes and ordinances.**

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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: Douglas Burtu Kearley