



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

VP Corporation
P. O. Box 9726
Mobile, AL 36691

Re: 951 South Conception Street
(East side of South Conception Street, 225'± South of North Carolina Street).
Council District 3
ZON2016-00271
V. P. Corporation

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

At its meeting on March 17, 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 above referenced matter, subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) attainment of an after-the-fact demolition permit for the demolished structure prior to the issuance of any building permits;
- 3) revision of the site plan to illustrate a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or placement of a note on the site plan stating that curbside pickup will be utilized;
- 4) revision of the lot lines and setbacks to reflect the Subdivision conditions of approval;
- 5) compliance with Engineering Comments: *(According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – AE (12). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for LOTS 1 & 2. 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.);

- 6) compliance with Traffic Engineering comments: *(Per Planning Commission subdivision approval on 2/18/16, Parcel 2 is to be revised to include at least 64' roadway frontage to allow for a future driveway. Parcel 1 is limited to two curb cuts to South Conception Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 8) compliance with Fire Department 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).);*
- 9) submittal of a revised PUD site plan prior to the issuance of building permits or the signing of the Final Plat; and
- 10) compliance with all applicable codes and ordinances.

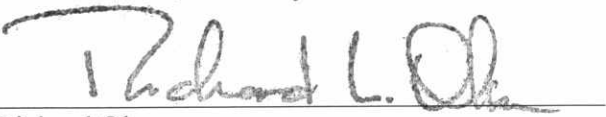
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.