

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 19, 2009

Mobile Carnival Association, Inc.
Post Office Box 2121
Mobile, Alabama 36652

Re: Case #ZON2009-01269 (Planned Unit Development)
Mobile Carnival Association, Inc.
561 Stuart Circle
(South side of Stuart Circle at its West terminus).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.

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

At its meeting on June 18, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) compliance with Engineering comments (*Site is located in AE Flood Zone and FEMA designated Floodway; development must meet all FEMA requirements. Fill is not allowed without providing compensation or completing a flood study. Show Minimum FFE on plans and plat. 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) revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, including the provision of perimeter and parking trees;**
- 3) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 4) placement of a note on the site plan stating that the site will be illuminated in accordance with the requirements of Section 64-4.A.2. of the Zoning Ordinance;**

Mobile Carnival Association, Inc.

June 19, 2009

Page 2

- 5) depiction of a dumpster on the site with screening if one will be used, or placement of a note on the plan stating how waste will be removed from the site; and
- 6) 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: Clark, Geer, Latham, & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 19, 2009

Mobile Carnival Association, Inc.
Post Office Box 2121
Mobile, Alabama 36652

Re: Case #ZON2009-01268 (Planning Approval)
Mobile Carnival Association, Inc.
561 Stuart Circle
(South side of Stuart Circle at its West terminus).
Planning Approval to allow a float Barn in a B-4, General Business District.

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

At its meeting on June 18, 2009, the Planning Commission considered for Planning Approval the site plan to allow a float Barn in a B-4, General Business District.

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

- 1) **compliance with Engineering comments (*Site is located in AE Flood Zone and FEMA designated Floodway; development must meet all FEMA requirements. Fill is not allowed without providing compensation or completing a flood study. Show Minimum FFE on plans and plat. 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) **revision of the site plan to depict full compliance with the tree and landscaping requirements of the Zoning Ordinance, including the provision of perimeter and parking trees;**
- 3) **placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**
- 4) **placement of a note on the site plan stating that the site will be illuminated in accordance with the requirements of Section 64-4.A.2. of the Zoning Ordinance;**
- 5) **depiction of a dumpster on the site with screening if one will be used, or placement of a note on the plan stating how waste will be removed from the site; and**
- 6) **full compliance with all other municipal codes and ordinances.**

Mobile Carnival Association, Inc.

June 19, 2009

Page 2

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Sincerely,

MOBILE CITY PLANNING COMMISSION

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