



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2015

Grant Harkness
3713 Calderwood Dr.
Mobile, AL 36608

Re: 1607 East I-65 Service Road South
(East side of East I-6 Service Road South, 950'+ North of I-65 Commerce Drive).
Council District 4
Case #ZON2015-00394
Grant Harkness
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an additional building.

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

At its meeting on April 16, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an additional building.

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

- 1) **no additional heavy equipment rental and leasing beyond what currently exists;**
- 2) **provision of tree plantings as required by the 2005 Planned Unit Development approval;**
- 3) **placement of a note on the site plan stating that any future expansions will require full tree planting and landscape area requirements, to the greatest degree practicable;**
- 4) **provision of a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance;**
- 5) **illustration of all buildings on the site;**
- 6) **comply 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. Add a note to the Plat stating that 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.);*
- 7) *comply with Traffic Engineering comments (Interstate 65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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.); and*
- 8) *provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to issuance of any permits.*

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.