



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Laura Zacher
2610 Tennessee Avenue
St. Louis, MO 63118

Re: 1006 ½ & 1008 Caroline Avenue
(North side of Caroline Avenue, 190'± West of Common Street).
ZON2016-00876
Laura Zacher

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

At its meeting on May 19, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) completion of the Subdivision process;**
- 2) acquisition of the appropriate land disturbance and building permits;**
- 3) compliance with Engineering Comments: *(The two (2) existing structures are located on a parcel that is addressed as 1008 Caroline Ave. The rear structure is listed as 1006 (1006½) on GIS database. The rear structure will need to be assigned a 911 address of 1008 since it is on the same parcel. Please contact the Engineering Department (208-6216) to discuss the options available (i.e. 1008A and 1008B Caroline Ave). 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) 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***

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- approvals. 4) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 4) **compliance with Traffic Engineering comments:** *(Site is limited to its existing curb cut, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 5) **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).);*
 - 6) **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).); and*
 - 7) **compliance with all applicable codes and ordinances.**

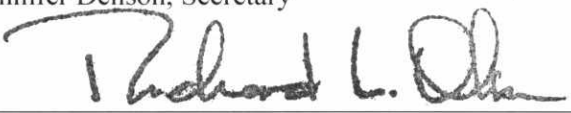
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering, Inc.