



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Steve Sheridan
P. O. Box 6231
Mobile, AL 36660

Re: 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
ZON2016-00877
Steve Sheridan

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

At its meeting on May 19, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to reflect a proposed alteration to property lines.

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

- 1) placement of a note on the site plan stating that the wall height is limited to 3 feet where the wall will be within 5 feet of a driveway intersecting the right-of-way for Batre Lane, with additional height modifications if necessary, as determined by Traffic Engineering for sidewalk user safety;**
- 2) construction of the sidewalk in conjunction with the wall along Batre Lane, and as the wall turns the corner onto Gaillard Street;**
- 3) the wall otherwise is limited to a maximum height of 8 feet along Batre Lane and as the wall turns the corner onto Gaillard Street;**
- 4) placement of a note on the site plan stating that Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6-A and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) placement of a note on the site plan stating that Lot 6-A is denied access to the alley along the West side of the site;**
- 6) revision of the site plan to label all lots with their sizes in square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 7) retention of the previously-approved reduced setbacks for all lots;**
- 8) placement of a note on the site plan stating that no structures are to be constructed within any easements;**

- 9) placement of a note on the site plan stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
- 10) placement of a note on the site plan stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
- 11) placement of a note on the site plan stating that the maintenance of the detention portion of the detention, drainage and utility easements is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that all lots are limited to 40% maximum site coverage by all structures;
- 13) retention on the site plan of a city-standard sidewalk along Batre Lane and/or Gaillard Street;
- 14) compliance 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) The detention facility shall be maintained as it was constructed and approved. 5) 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. 6) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 15) compliance with Traffic Engineering comments: *(Lots 1, 7 and 9 are limited to one curb cut, and Lots 2-6 and 8 are limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 6 is denied access to the adjacent alley. Wall height is limited to 3 feet where the wall will be within 5 feet of a driveway intersection the right of way for Batre Lane, with additional height modifications if necessary as determined by Traffic Engineering for sidewalk user safety.);*
- 16) 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).);*
- 17) compliance 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).);*
- 18) the provision of two copies of any revised site plan to the Planning and Zoning Department;
- 19) completion of the Subdivision process; and
- 20) full compliance with all municipal codes and ordinances.

Steve Sheridan PUD
May 24, 2016

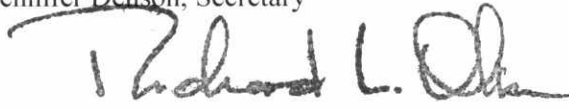
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Susan Norris Tucker
Polysurveying & Engineering, Inc.