



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2016

Asarisi & Associates, LLC
6348 Piccadilly Square Drive, Suite 215
Mobile, AL 36609

Re: 2928 McVay Drive North
(East side of McVay Drive North at the East terminus of Bolling Brothers Drive)
Council District 3
ZON2016-02072
Joseph N. Asarisi, P. E.

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

At its meeting on November 17, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planning Approval to allow shared access between two building sites.

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

- 1) **Revision of the site plan to clearly indicate the dumpster will be connected to sanitary sewer with a compliant enclosure;**
- 2) **Label the 20' wide vegetative buffer at the rear of the lots;**
- 3) **Compliance with Traffic Engineering comments (*Site is limited to its existing curb cut to McVay Drive 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.*);**
- 4) **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 61-929 and City Code Chapters 57 and 64).*);**
- 5) **Compliance with Fire 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).*);**

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November 21, 2016

- 6) Any change in use from the proposed tennis court of the proposed structure on Lot 2 shall comply with parking requirements of Section 64-6.A.6. of the Zoning Ordinance;**
- 7) Provision of a photometric site plan at time of permitting;**
- 8) Provision of a revised site plan to Planning and Zoning staff prior to the issuance of permits; and**
- 9) Full compliance with all other municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained. 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 & Zoning

cc: JoCo2928, LLC