



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Thomas C. & Marion E. Stille
1151 Skyland Circle East
Mobile, AL 36693

Re: (South side of Blue Heron Road, 930'± East of Skywood Drive).
ZON2016-00901
Thomas C. Stille and Marion E. Stille

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 allow increased site coverage.

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 location of exterior mechanical equipment (HVAC, generators) shall comply with Section 64-4.D.11. of the Zoning Ordinance;
- 2) Revision of the site plan to depict and label the street frontage;
- 3) Revision of the site plan to depict the correct orientation of the North Arrow;
- 4) Placement of a note stating that the PUD subject lot is limited to one curb cut to Blue Heron Ridge, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 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.);

- 6) Compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 7) Compliance with the 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).);
- 8) Compliance with the 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).);
- 9) Documentation from a registered professional surveyor or engineer stating that the existing drainage system/detention is adequate to handle the increased site coverage requested;
- 10) Full compliance with all municipal codes and ordinances; and
- 11) Provision of a revised PUD site plan to Planning and Zoning prior to the issuance of any permits and before beginning any site improvements or building activities.

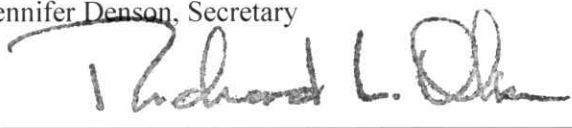
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning