

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 4, 2011

ZP Grelot Investors  
5901 Grelot Road  
Mobile, AL 36609

**Re: Case #ZON2011-02553**  
**ZP Grelot Investors, LLC**  
5901 Grelot Road  
(South side of Grelot Road, 520'± East of Knollwood Drive)  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow the construction of physician's office in a private  
street commercial subdivision.  
Council District 6

Dear Applicant(s):

At its meeting on November 3, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow the construction of physician's office in a private street commercial subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) any required detention facilities be illustrated on a revised PUD plan as common area/detention facilities, and a note placed on the site plan stating that maintenance of the common area/detention facilities shall be the responsibility of the property owners association;
- 2) placement of a note on the site plan stating that each business shall be limited to one wall sign and one tenant panel on a freestanding sign, with each lot limited to one freestanding or monument sign;
- 3) placement of a note on the site plan stating that Lots 3 and 4 are denied direct access to Grelot Road;
- 4) placement of a note on the site plan stating that development of Lots 3 – 5 shall require new PUD Approvals;
- 5) placement of a note on the revised PUD plan stating that development of the site must be undertaken in compliance with all local, state, and federal

- regulations regarding endangered, threatened, or otherwise protected species;
- 6) subject to the Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any work performed in the public right-of-way will require a right-of-way permit from the Engineering Department. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to the sanitary sewer system;”*
  - 7) verification that the site plan complies with any requirements of the Americans with Disabilities Act; and,
  - 8) submission of a revised PUD site plan to Planning illustrating the conditions of approval for this PUD prior to any applications for land disturbance or building permits.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Don Williams