



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

Lakeheron LLC
P. O. Box 8389
Mobile, AL 36689

Re: 3740 Joy Springs Road
(North side of Joy Springs Drive, 210'± West of Lakeside Drive).
Council District 4
ZON2016-01016
Lakeheron, LLC

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

At its meeting on June 2, 2016, the Planning Commission considered for Planned Unit Development 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 illustrate curbing where vehicles could potentially extend beyond the parking facility;
- 2) placement of a note stating any new site lighting is to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance (photometric plan is not required);
- 3) revision of the site plan to accommodate either a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or retention of the note stating curbside pickup will be utilized;
- 4) revision of the site plan to correctly label Lot 2;
- 5) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: A) 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). B) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete*

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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. C) 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. D) 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) compliance with Traffic Engineering Comments (*Site is limited to the one driveway as illustrated on the approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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).*);
- 8) 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)*);
- 9) removal of Lot 1's curb cuts to Joy Springs Drive if they are not to be utilized;
- 10) placement of a note stating the lot sizes in square feet and acres on the site plan, or the furnishing of a table on the site plan providing the same information, adjusted for any right-of-way dedication;
- 11) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat;
- 12) completion of the Subdivision process prior to the issuance of any permits; and
- 13) compliance with all other 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: Rowe Engineering & Surveying, Inc.