



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Don Williams
P. O. Box 16305
Mobile, AL 36616

Re: North terminus of Dickerson Avenue, 730'± North of Chandler Street.
Council District 6
SUB2015-00103 (Subdivision)
Pinehurst Villa's Subdivision, Revised Lot 59
1 Lot / 0.7± Acre

Dear Applicant(s):

At its meeting on September 17, 2015, the Planning Commission considered the above referenced subdivision application.

The Planning Commission allowed the application to be withdrawn by the applicant.


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: _____


Bert Hoffman, Planner II

cc: Parker Investments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Don Williams
P. O. Box 16305
Mobile, AL 36616

**Re: North terminus of Dickerson Avenue, 730'± North of Chandler Street.
Council District 6
ZON2015-01998 (Planned Unit Development)
Pinehurst Villa's Subdivision, Revised Lot 59**

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

At its meeting on September 17, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and reduced side yard setbacks

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) **Revision of the site plan to illustrate compliant landscaping, tree, and parking calculations as required by Section 64-4.E of the Zoning Ordinance;**
- 2) **Revision of the site plan to clearly illustrate the 25' minimum building set back;**
- 3) **Revision of the site plan to provide the lot size in square feet and acres;**
- 4) **Revision of the site plan to illustrate curbing or bumper stops within each parking space or provision of a note stating so;**
- 5) **Revision of the site plan to provide lighting within the parking area in compliance with Section 64-6.A.3 of the Zoning Ordinance.**
- 6) **Revision of the site plan to indicate the height and size of the HVAC mechanical equipment in compliance with Section 64-4.D.11 of the Zoning Ordinance;**
- 7) **Revision of the site plan illustrates that on site garbage collection will be served via a dumpster; however, the site plan should be revised to illustrate a connection to sanitary sewer in accordance with Section 64-4.D.9 of the Zoning Ordinance, or the placement of a note on the site plan indicating such. Retention of the sidewalk and labeling along the entrance to the proposed development along Dickenson Avenue;**

- 8) Placement of a note on the revised site plan stating that as a means of access management, the PUD is limited to one curb cut to Dickenson Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) Subject to the Engineering comments: *[Planned Unit Development: 1. The existing drainage ditch along the north and west property lines will need to be shown (top of bank). 2. The applicant will need to provide a drainage easement for the existing drainage ditch that runs along the north and west property lines, and for the existing underground drainage system. 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 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 10) Subject to the Traffic Engineering comments: *(Site is limited to one curb cut to Dickenson Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Layout as shown, although non-standard, can be considered one-curb cut. 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.);*
- 11) Subject to the 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);*
- 12) Revision of the PUD site plan to reflect the exclusion of the adjacent right-of-way from the proposed development;
- 13) Submission and approval of two (2) copies of a revised site plan; and
- 14) Full compliance with all municipal codes and ordinances.

Pinehurst Villa's PUD
September 22, 2015

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: 
Bert Hoffman, Planner II

cc: Keith Parker