

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2012

SMC Distributors, LLC
3750 A Airport Boulevard, Unit #244
Mobile, AL 36608

Re: Case #ZON2012-00386
ZP SMC Distributors, LLC
800 Downtowner Loop West
(West side of Downtowner Loop West, 55'± South of Midmost Drive)
Planned Unit Development Approval to allow two buildings on a single building site.
Council District 5

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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

- 1) **submission of a revised PUD site plan to the Planning Section illustrating the conditions of approval for this PUD prior to any applications for land disturbance or building permits;**
- 2) **placement of a note on the Planned Unit Development plan stating that maintenance of the common area/detention facilities shall be the responsibility of the property owner;**
- 3) **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;**
- 4) **subject to the Engineering comments: “Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. Any proposed development must comply with all stormwater and flood control ordinances of the City of Mobile, including**

verifying the capacity of the existing storm drainage system. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”

- 5) subject to Traffic Engineering comments: “Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Existing sidewalk appears to curve onto private property to avoid the power poles and provide a continuous 4’ sidewalk. City standard parking stall is 18’ x 9’. Stall lengths in front of building should be shortened to improve the 12’ aisle to a 14’-16’ aisle (parking stalls are longer than necessary;”**
- 6) subject to Fire Department comments: “All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”**
- 7) verification that the site plan complies with any requirements of the Americans with Disabilities Act; and,**
- 8) compliance with all other municipal codes and ordinances.**

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: Frank A. Dagley and Associates