

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 4, 2011

Board of Water and Sewer Commissioners
of the City of Mobile, Alabama
P.O. Box 2368
Mobile, AL 36652
Attn: Les Brown, P.E.

Re: Case #ZON2011-02550 (Planned Unit Development)
Board of Water and Sewer Commissioners
1751 Shelton Beach Road Extension
(East side of Shelton Beach Road Extension, 790'± North of Moffett Road)
Planned Unit Development Approval to allow multiple buildings on a single
building site to include a fleet maintenance shop, office building, two (2)
equipment storage areas, car wash and vehicle fueling station.
Council District 1

Dear Applicant(s):

At its meeting on November 3, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site to include a fleet maintenance shop, office building, two (2) equipment storage areas, car wash and vehicle fueling station.

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

- 1) labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) depiction of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;**
- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**

- 5) revision of the site plan to provide landscape area calculations, including the required front landscape area;
- 6) revision of the site plan to depict any proposed dumpsters with enclosures, or placement of a note on the site plan stating that no dumpsters will be used;
- 7) compliance with Engineering comments: *“Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, i.e. survey or aerial photography, to show the presence of impervious areas in 1984. Detention required to provide a minimum of a 100 year storm event with a 2 year release rate and discharge from site shall not be concentrated onto adjacent property without release agreement from all downstream property owners. It is imperative not to increase the volume of runoff on the downstream properties, thus construction of drainage system may be required along with appropriate drainage easements to protect downstream properties. Must comply with all other stormwater and flood control ordinances. Drainage from any dumpster pads and the proposed wash station cannot discharge to storm sewer; must have connection to sanitary sewer. Sidewalk width is to be 4’ and in addition to the northern section the sidewalk also needs to be shown along the southern section of the property. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3rd floor of the south tower at Government Plaza, 208-6070;”*
- 8) compliance with any conditions of approval (if approved) associated with the variance application to the Board of Zoning Adjustment, being considered at the November 7, 2011 meeting;
- 9) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 10) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 11) enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site;
- 12) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 13) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Illumination of uses, and Section 64-6.A.3.c., Lighting, of the Zoning Ordinance;
- 14) completion of the Subdivision process prior to any application for land disturbance or building permits;
- 15) provision of a revised copy of the Planned Unit Development site plan to the Planning Section prior to the signing of the final plat; and,
- 16) full compliance with all municipal codes and ordinances.

Board of Water and Sewer Commissioners

November 4, 2011

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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: Volkert, Inc.

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LETTER OF DECISION**

November 4, 2011

Board of Water and Sewer Commissioners
of the City of Mobile, Alabama
P.O. Box 2368
Mobile, AL 36652
Attn: Les Brown, P.E.

Re: Case #ZON2011-02549 (Planning Approval)

Board of Water and Sewer Commissioners

1751 Shelton Beach Road Extension

(East side of Shelton Beach Road Extension, 790'± North of Moffett Road) Planning Approval to allow the operation of a fleet maintenance facility.

Council District 1

Dear Applicant(s):

At its meeting on November 3, 2011, the Planning Commission considered for Planning Approval the site plan to allow the operation of a fleet maintenance facility.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) **depiction of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) **depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;**
- 4) **placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) **revision of the site plan to provide landscape area calculations, including the required front landscape area;**
- 6) **revision of the site plan to depict any proposed dumpsters with enclosures, or placement of a note on the site plan stating that no dumpsters will be used;**
- 7) **compliance with Engineering comments: *“Detention is needed for any cumulative increase of impervious area in excess of 4,000 square feet added to the property since 1984. If applicable, need to provide documentation, i.e. survey or aerial photography, to show the***

presence of impervious areas in 1984. Detention required to provide a minimum of a 100 year storm event with a 2 year release rate and discharge from site shall not be concentrated onto adjacent property without release agreement from all downstream property owners. It is imperative not to increase the volume of runoff on the downstream properties, thus construction of drainage system may be required along with appropriate drainage easements to protect downstream properties. Must comply with all other stormwater and flood control ordinances. Drainage from any dumpster pads and the proposed wash station cannot discharge to storm sewer; must have connection to sanitary sewer. Sidewalk width is to be 4' and in addition to the northern section the sidewalk also needs to be shown along the southern section of the property. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance or building permits. ROW permits must be purchased prior to any work in the ROW and are applied for and purchased at the ROW counter, located on the 3rd floor of the south tower at Government Plaza, 208-6070;"

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- 12) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 13) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Illumination of uses, and Section 64-6.A.3.c., Lighting, of the Zoning Ordinance;
- 14) completion of the Subdivision process prior to any application for land disturbance or building permits;
- 15) provision of a revised copy of the Planning Approval site plan to the Planning Section prior to the signing of the final plat; and,
- 16) full compliance with all 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

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Richard Olsen

Deputy Director of Planning

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