



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Board of Water & Sewer  
Commissioners of the City  
Attn: Doug Cote P E  
Mobile, AL 36652

**Re: 4725 Moffett Road**  
(South side of Moffett Road at the South terminus of Shelton Beach Road Extension).  
Council District 7  
**ZON2014-02396 (Planned Unit Development)**  
**Mobile Area Water and Sewer System**  
Planned Unit Development Approval to allow shared access and parking  
between two building sites.

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

At its meeting on December 04, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between two building sites.

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

- 1) coordination with the Right-of-Way Division of City Engineering and ALDOT concerning the allowance of the fence encroachment into the rights-of-way along Forest Hill Drive and Moffett Road to remain;
- 2) revision of the site plan to indicate dumpster and pad compliance, or the placement of a note on the site plan stating that refuse collection will be either by curb-side pickup or private collection services;
- 3) submittal of a lighting plan for the site regarding new parking area lighting fixtures (including photometrics), indicating the locations, and submittal of information regarding how any existing site lighting will be modified to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 4) placement of a note on the site 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;
- 5) subject to the Engineering comments: *[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*

**Mobile Area Water & Sewer System PUD**  
**December 08, 2014**

*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 detention facility shall be maintained as it was constructed and approved. The Land Disturbance permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.];*

- 6) *subject to the Traffic Engineering comments: [Moffet Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and 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) *subject to the 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 61-929 and City Code Chapters 57 and 64). Planting of Understory Parking trees for the proposed parking addition. 1 new understory tree for 20 new parking spaces being added to the site.];*
- 8) *subject to the 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.);*
- 9) *revision of the site plan to provide a sidewalk in the right-of-way should the Sidewalk Waiver request be denied;*
- 10) *submission and approval of two (2) copies of a revised site plan prior to submittal for permits for Land Disturbance;*
- 11) *completion of the Rezoning process for both the recorded lot of record and the water reservoir parcel prior to issuance of a CO; and*
- 12) *full compliance with all municipal codes and ordinances.*

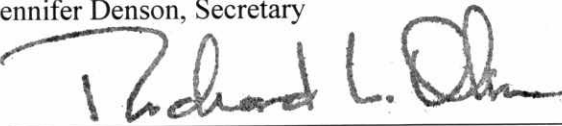
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Volkert



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**Re: 4725 Moffett Road**  
(South side of Moffett Road at the South terminus of Shelton Beach Road Extension).  
Council District 7  
**ZON2014-002395**  
**Board of Water and Sewer Commissioners of the City of Mobile, AL**  
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District,  
to allow the expansion of an existing parking lot for a water treatment facility.

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

At its meeting on December 04, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow the expansion of an existing parking lot for a water treatment facility.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **limited to an approved Planned Unit Development; and**
- 2) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$307.55. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

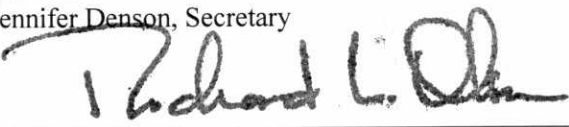
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Attn: Doug Cote P E  
Mobile, AL 36652

**Re: 4725 Moffett Road**  
(South side of Moffett Road at the South terminus of Shelton Beach Road Extension).  
Council District 7  
**ZON2014-02394 (Rezoning)**  
**Board of Water and Sewer Commissioners of the City of Mobile, AL**  
Rezoning from R-1, Single Family Residential District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

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

At its meeting on December 04, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) limited to an approved Planned Unit Development; and**
- 2) full compliance with all municipal codes and ordinances.**

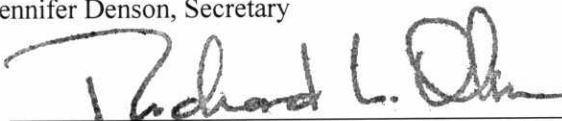
The advertising fee for this application is \$234.75. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Volkert



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**Re: 4725 Moffett Road**  
(South side of Moffett Road at the South terminus of Shelton Beach Road  
Extension).  
Council District 7  
**ZON2014-02397 (Sidewalk Waiver)**  
**Board of Water and Sewer Commissioners of the City of Mobile, AL**  
Request to waive construction of a sidewalk along Moffett Road and Forest Hill  
Drive.

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

At its meeting on December 04, 2014, the Planning Commission considered your request  
for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve the request to waive construction of a  
sidewalk along Moffett Road and Forest Hill Drive.

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