



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

JJT Properties, LLC
1147 E. I-65 Service Rd. S.
Mobile, AL 36606

Re: 1147& 1151 East I-65 Service Road South and 1180 Sledge Drive
(Southeast corner of East I-65 Service Road South and International Drive,
extending to the Southwest corner of International Drive and Sledge Drive).
Council District 5
ZON2016-01032
JJT Properties LLC

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

At its meeting on June 2, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development allow multiple buildings on a single building site and reduced front and side-yard setbacks.

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

- 1) **Compliance with 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 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*

June 7, 2016

- 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.);
- 2) Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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);
 - 3) 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).);
 - 4) Compliance with Fire 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));
 - 5) Retaining of the note on the site plan stating that the site is limited to the two existing curb-cuts to each abutting street, with any changes to the size and design to be approved by Traffic Engineering (and ALDOT where appropriate), and in conformance to the greatest extent possible with AASHTO standards;
 - 6) Any new dumpsters placed on the site must comply with Section 64-4.D.9. of the Zoning Ordinance, and the site plan should depict dumpster enclosure locations;
 - 7) Any new lighting on the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and possibly 64-6.A.8. of the Zoning Ordinance; and
 - 8) Any future minor changes to the multi-phase PUD, which do not result in a greater setback encroachment or a reduction in the final total landscape areas or number of trees, be allowed to be undertaken via the Administrative PUD process.

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: Frank A. Dagley & Associates, Inc.