



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2015

Joseph N. Asarisi, P.E.
6348 Piccadilly Square Drive, Suite 215
Mobile, AL 36609

Re: 4485 Laughlin Drive South
(South side of Laughlin Drive South, 2/10± mile West of Laughlin Drive).
Council District 4
ZON2015-00632
Joseph N. Asarisi, P.E.
Planned Unit Development Approval to allow multiple buildings on single building site and shared access and parking.

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

At its meeting on April 16, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on single building site and shared access and parking.

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

- 1) revision of the site plan to remove the third curb-cut to Laughlin Drive South;
- 2) revision of the site plan to show full compliance with tree planting and landscape area requirements;
- 3) comply with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: A. 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). B. 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. C. Any and all proposed land disturbing activity within the property will need to be*

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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. D. Add a note to the Plat stating that 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. E. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 4) *comply with Traffic Engineering comments (Driveway number, 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.);*
- 5) *comply with Urban Forestry comments (Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.); and*
- 6) *provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to issuance of any permits.*

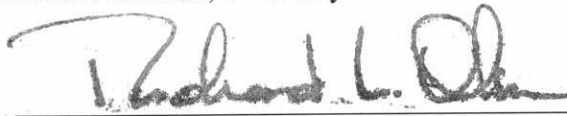
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Trinity's LLC