



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Sarah & Michael Stashak  
211 Lanier Avenue  
Mobile, AL 36607

**Re: 2165 & 2167 Old Shell Road**  
**(South side of Old Shell Road, at the Southern terminus of Frazier Court).**  
Council District 1  
**PUD-000066-2017**  
**Sarah & Michael Stashak**

Dear Applicant/Property Owner:

At its meeting on May 4, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings with shared access and parking on a single building site.

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

- 1) coordination with Traffic Engineering and Right-of-Way regarding the design of the Western curb cut;
- 2) retention of the 10' setback where the site abuts R-1, Single-Family Residential District;
- 3) retention of the 6' high wooden privacy fence, and coordination with Traffic Engineering for any proposed fencing within the 25' setback to ensure adequate visibility at both on and offsite driveways;
- 4) retention of the note stating that private garbage pick up will be utilized;
- 5) retention of full compliance with landscape area and tree planting requirements;
- 6) compliance with Engineering Department comments (*The proposed western entrance curb cut will need to be revised to allow existing access to LOT 14 to the west. 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 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.);*

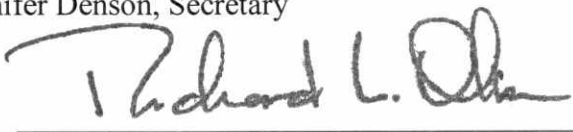
- 7) compliance with Traffic Engineering comments (Lot 1 is limited to two curb cuts to Old Shell Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. New required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 8) compliance with Fire Department 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);*
- 9) 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); and*
- 10) submittal of two revised site plans to the Planning & Zoning Department prior to the signing of the Final Plat.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Michael Lee & Sheri Serur Granberry  
Marion Jane Oswald  
Wattier Surveying, Inc.