



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Thompson Engineering
2970 Cottage Hill Road
Mobile, AL 36606

Re: 350 Dunlap Drive

(West side of Dunlap Drive, 3/10± mile South of Addsko Road).

ZON2014-01767

Thompson Engineering

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) **Revision of the site plan to illustrate the surfacing material of the area surrounding the proposed buildings;**
- 2) **Revision of the site plan to illustrate compliant accessible parking spaces and design compliance with the requirements of the applicable building code section 1106 (and 2010 ADA Standards for Accessible Design);**
- 3) **Revision of the site plan to depict any proposed dumpster(s) on the site plan in compliance with Section 64-4.D.9. of the Zoning Ordinance or placement of a note on the site plan stating that garbage collection will be via curbside pick-up;**
- 4) **Revision of the site layout, if necessary, to reflect Engineering and/or Traffic Engineering comments;**
- 5) **Compliance with Engineering comments: (1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 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**

Thompson Engineering PUD
September 22, 2014

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 the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 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 proposed development must comply with all Engineering Department Policy Letters.);

- 6) **Compliance with Traffic Engineering comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan illustrates parking on the site along the outside of the roadway curve. Currently there is guardrail along the edge of the roadway in this area, which is not illustrated as to remain or to be removed. Any parking that may require backing into the roadway is not recommended. Excluding the parking area through the curve, the access point to the site is nearly 140' wide. It may be appropriate to split the access point into two smaller access points, given the position of the Guard Building.);*
- 7) **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 61-929 and City Code Chapters 57 and 64.);*
- 8) **Compliance with 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 layout, if necessary, to reflect Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments;**
- 10) **Submission of two copies of the revised site plans to the Planning Division of Urban Development;**
- 11) **Submission of a new Planned Unit Development application to the Planning Commission for Phase 2 if the site layout is altered, with associated labels and fees; and**
- 12) **Full compliance with all other 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: Austal USA LLC