

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 08, 2013

Bonnie Wells
14539 Dauphin Island Pkwy
Codens, AL 36523

Re: Case #ZON2013-00744
Bonnie Wells
1416 Azalea Road
(West side of Azalea Road, 315'± North of Halls Mill Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on May 02, 2013, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) submission of an application for a one lot subdivision within 3 months of approval of the Planned Unit Development;**
- 2) compliance with Engineering comments (1. Any work, including grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping performed in the existing Azalea Road ROW will require a City of Mobile ROW Permit. The City ROW permit may be obtained 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. Any and all proposed development will need to 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. 3. Part of this parcel appears to be located within an AE and an X-shaded flood**

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zone. The location of the flood zone and Minimum Finished Floor Elevation (MFFE) must be shown and labeled on the plat and PUD plan.);

- 3) full compliance with all Building, Mechanical, Plumbing, Electrical and Fire Code requirements regarding the multi-family dwelling units, including the obtaining of all necessary permits to make required improvements, within 6 months of approval of the Planned Unit Development; and
- 4) 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Graywolf Consulting