

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

LRVC LLC
41 W I-65 Service Road North
Suite 300
Mobile, AL 36606

Re: Case #ZON2012-00888
LVRC LLC
9 Du Rhu Drive
(West side of Du Rhu Drive, 375'± North of Dauphin Street)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site and reduced parking.
Council District 7

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and reduced parking.

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

- 1) revision of the PUD site plan to adjust any new dumpster corral so that there is no reduction in landscape area;**
- 2) placement of a note on the PUD site plan stating that the restaurant proposed via this application will be allowed, and that there shall be no additional restaurant or similar uses requiring a 1 space per 100 gross square feet parking ratio – that two remaining vacant tenant spaces must accommodate uses requiring a 1 space per 300 gross square foot parking ratio;**
- 3) elimination of the 7 parallel parking spaces depicted along the Northeastern driveway;**
- 4) compliance with Engineering comments: “1. The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. 2. The proposed**

- development will need to be in conformance with the Stormwater Management and Flood Control Ordinance;”*
- 5) **compliance with Fire 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. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Where a hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet, exclusive of shoulders. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (503.2.5). Anything vulnerable to vehicle impact including but not limited to: Exposed gas meters, hydrants, fire department connections are required to be protected by posts that comply with Section 312.2 or by other physical barriers that comply with Section 312.3;”*
 - 6) **compliance with Traffic Engineering comments:** *“Parallel parking spaces should be 23’ long for the interior spaces, 20’ long for the unencumbered exterior spaces, and 8’ wide. This will add 22’ to the total length for the 7 proposed spaces. Truck circulation may be adversely affected if the space is extended to the northwest, and the aisle width will be adversely affected if the space is extended to the southeast. A reduction to six parallel spaces may be necessary;”*
 - 7) **submission of a revised PUD site plan to the Planning Section of Urban Development prior to any request for permits to undertake site modification; and,**
 - 8) **full compliance with all other municipal codes and ordinances, including the securing of all necessary permits.**

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: Springhill College
Clark, Geer, Latham & Associates, Inc.
Doug Anderson, Attorney at Law