



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2017

Board of Water and Sewer Commissioners of the City of Mobile
P. O. Box 2368
Mobile, AL 36652

Re: 4725 Moffett Road
(South side of Moffett Road at the South terminus of Shelton Beach Road).
Council District 7
PUD-000332-2017
Board of Water and Sewer Commissioners of the City of Mobile, AL

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

At its meeting on December 21, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of a medical facility on a site with multiple buildings.

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

- 1) retention of existing notes on any revised plans;
- 2) compliance with Traffic Engineering comments: *"Moffett Road (US Highway 98) is an ALDOT maintained roadway). Site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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."*;
- 3) 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)."*;
- 4) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the*

Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”; and

- 5) provision of a revised PUD site plan prior to any request for permits or land disturbance or building placement;
- 6) full compliance will all municipal codes and ordinances.

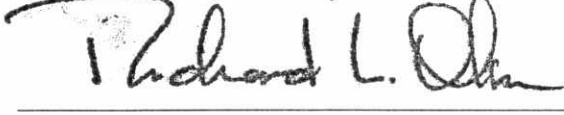
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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 & Zoning

cc: McCrory & Williams