



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Dean McCrary
1525 E. I-65 Service Road South
Mobile, AL 36606

Re: Case #ZON2014-00379

Dean McCrary

1757 East I-65 Service Road South
(Southeast corner of East I-65 Service Road South and I-65 Commerce Drive)
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 20, 2014, the Planning Commission considered for Planned Unit Development Approval 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) **Revision of the site plan to illustrate a permanent closure of the southern curb-cut to East I-65 Service Road South with curbing and landscaping. If the curb-cut is allowed to remain, the submission of written documentation from ALDOT is required with any changes to the existing curb-cut to be approved by ALDOT and conform to AASHTO Standards;**
- 2) **Revision of the site plan to depict a permanent closure of the curb-cut/vehicular access to the adjacent property to the east with curb and landscaping, or the submission of an amended PUD for shared access;**
- 3) **Revision of the site plan to illustrate the correct dimensions of the proposed one curb-cut to I-65 Commerce Road;**
- 4) **Revision of the site plan so show the proposed vehicle circulation throughout the site;**
- 5) **Revision of the site plan to illustrate the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance or a note stating that garbage collection will be via curb-side pick-up;**
- 6) **Revision of the site plan to comply with the Frontage Tree requirements of the Zoning Ordinance;**


- 7) Revision of the site plan to illustrate live oak trees within 15' of above-ground utility lines. All other frontage trees should be depicted a minimum distance of 15' from said utilities;
- 8) Placement of a note on the site plan stating that any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and submission of a photometric plan of the entire site at time of permitting;
- 9) Compliance with Engineering Comments: *(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. Any and all proposed land disturbing activity 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. A Land Disturbance Permit application is required to be submitted for any proposed land disturbing activity. 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. 4. Add a note to the PUD Site Plan stating that the proposed development must comply with all Engineering Department Policy Letters.);*
- 10) Compliance with Traffic Engineering Comments: *(The applicant and ALDOT have entered into an agreement regarding the temporary use of the existing driveways on the East I-65 Service Road. The agreement is based upon a site specific plan made part of the Memorandum of Understanding. Prior to the issuance of a land disturbance permit for the proposed work, the applicant must provide documentation that ALDOT has accepted the revised plan. Site is allowed one curb cut to Commerce Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 11) 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).);*
- 12) 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.);*
- 13) Submission of an approved, revised PUD site plan prior to any request for Land Disturbance;
- 14) Compliance with all sign regulations prior to any request for final inspections associated with building permits;
- 15) Obtaining a Zoning Clearance prior to any request for permits; and
- 16) Full compliance with all municipal codes and ordinances.

Dean McCrary PUD
March 21, 2014

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: M. Don Williams Development