



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

September 12, 2012

OFFICE OF THE CITY COUNCIL  
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LISA C. LAMBERT

Flexicrew  
5821 Rangeline Road  
Theodore, AL 36582

Re: Case #ZON2012-01876

**Flexicrew**

Northeast corner of Laughlin Drive and Laughlin Drive South  
Planned Unit Development Approval to allow multiple buildings on a single  
building site.  
Council District 4

Dear Applicant(s):

At its meeting on September 6, 2012, 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) completion of the Subdivision process for Laughlin Industrial Park Subdivision, Re-subdivision of Lots 4 & 5;
- 2) revision of the site plan to indicate either bumper stops or curbing along the Northwest edge of the parking lot;
- 3) revision of the site plan to indicate any stormwater detention as may be required by City Engineering;
- 4) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 5) subject to Engineering comments: *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

- 6) subject to Traffic Engineering comments: "Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;"
- 7) subject to 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;"
- 8) submission of a revised PUD site plan to Planning illustrating the conditions of approval for this PUD prior to any applications for land disturbance or building permits;
- 9) perimeter fencing or gates are to be allowed with location and design to be approved by appropriate departments and Planning;
- 10) freestanding HVAC or generator units are to be allowed with location and design to be approved by appropriate departments and Planning; and,
- 11) 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: Frank A. Dagley & Associates, Inc.