



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2015

Richardson, Inc.
442 Azalea Road
Mobile, AL 36609

Re: North side of Airport Boulevard, 2/10± mile West of Border Circle West.

Council District 7

ZON2015-01000

Richardson, Inc.

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking.

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

At its meeting on May 21, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking.

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

- 1) **Revision of the site plan to depict the correct distance of the southern lot line, adjacent to the Airport Boulevard right-of-way;**
- 2) **Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. Photometric plans will be required at the time of land disturbance;**
- 3) **Placement of a note on the site plan stating that proposed privacy fencing is not to exceed 3' in height within the 25' minimum building setback along Airport Boulevard;**
- 4) **Compliance with Engineering Comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. 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. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) **Compliance with Traffic Engineering Comments** (*On-site signage will be required to direct traffic into the site on the left side of the driveway as opposed to the typical right side, due to the proposed circulation illustrated on the site plan.*);
- 6) **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).*);
- 7) **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.*);
- 8) **Submission of an approved, revised PUD site plan prior to the issuance of a Land Disturbance Permit;**
- 9) **Development limited to the revised site plan, – future development of Lots 1 and 4 will require new PUD applications to amend the existing PUD; and**
- 10) **Full compliance with all municipal codes and ordinances.**

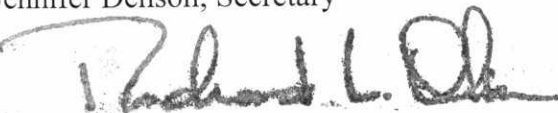
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: McFadden Engineering