



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

State Bank and Trust Company
ATTN: Hutch Thompson
1141 Montlimar Drive, Suite 2012
Mobile, AL 36609

Re: 1141 Montlimar Drive
(East side of Montlimar Drive, 140'± South of the East terminus of Carlyle Close East)
Council District 5
ZON2016-02221
State Bank and Trust Company

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

At its meeting on December 1, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple structures on multiple lots.

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

- 1) If the applicant is willing, revision of the site plan to depict a new sidewalk along the Montlimar Drive right-of-way, and construction of the sidewalk during the drive-through construction process, with applicable Right-of-Way permits;**
- 2) Retention of the dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 3) Compliance with Section 64-4.F. of the Zoning Ordinance regarding drive-through facilities;**
- 4) Placement of a note on the site plan stating that maintenance of the Common Areas are the responsibility of the subdivision's property owners;**
- 5) Placement of a note on the site plan stating that the Common Area is limited to three existing curb-cuts to Montlimar Drive, with any**

modifications to the curb-cuts to be coordinated with Traffic Engineering;

- 6) Placement of a note on the site plan stating that the lot and common area layout is limited to an approved Planned Unit Development;
- 7) Retaining of the 25-foot minimum building setback line and the various drainage and utility easements on the site depicted on the preliminary plat on the site plan;
- 8) 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. 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.”;*
- 9) Compliance with Traffic Engineering comments: *“Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking provided, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 10) 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).”;*
- 11) 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”;*; and
- 12) Provision of a revised site plan prior to any request for permits.

State Bank and Trust Company PUD
December 21, 2016

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:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: Clark, Geer & Latham