



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

ASF Logistics
3812 Springhill Ave
Mobile, AL 36608

Re: Case #ZON2014-01293
ASF Logistics Subdivision
3812 Spring Hill Avenue
(North side of Spring Hill Avenue at the North terminus of North McGregor Avenue).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an 8,150 square feet parking lot addition to an existing site.

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

At its meeting on July 17, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an 8,150 square feet parking lot addition to an existing site.

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

- 1) **limited to the submitted site plan;**
- 2) **compliance with Section 64-6.a.8. regarding parking lot lighting;**
- 3) **compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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). 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. Any and all proposed land disturbing activity within**

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the property will need to be submitted for review and 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. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. The proposed development must comply with all Engineering Department Policy Letters.);

- 4) compliance with Traffic Engineering comments (*Any newly created parallel parking spaces shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As stated in the ordinance, interior parallel spaces must be a minimum of 23' in length; unencumbered spaces may be 20' in length. This change can be accommodated within the proposed asphalt with a revision to the striped maneuvering area.*);
- 5) submittal of two (2) revised site plans prior to the issuance of any permits; and
- 6) full compliance with all other municipal codes and ordinances.

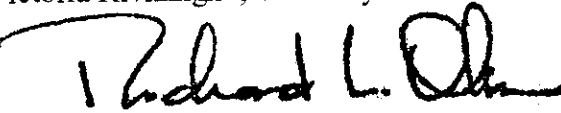
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Clark, Geer, Latham & Associates