

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2012

Austal USA LLC
P.O. Box 1049
Mobile, AL 3633
Attn: Chris Cook

Re: Case #ZON2011-03254
Austal USA LLC
350 Dunlap Drive
(West side of Dunlop Drive, 1375'± South of Addsko Road)
Planned Unit Development Approval to allow multiple building on a single building site.
Council District 2

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple building on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **submission of two copies of the revised site plans to Urban Development;**
- 2) **revision of the site plan to comply with Engineering comments: “Must comply with all stormwater and flood control ordinances Of the City of Mobile. Any work performed in the existing ROW (right-of-way) will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with all City of Mobile ROW code and ordinances. 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. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. All development will require a Flood Study in compliance with City of Mobile codes and ordinances;” and,**

- 3) revision of the site plan to comply with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The site plan illustrates parking on the site along the outside of the roadway curve. Currently there is guardrail along the edge of the roadway in this area, which is not illustrated as to remain or to be removed. Any parking that may require backing into the roadway is not recommended. Excluding the parking area through the curve, the access point to the site is nearly 140’ wide. It may be appropriate to split the access point into two smaller access points, given the position of the Guard Building.”*

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: Thompson Engineering, Inc.