



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Don Williams
P.O. Box 16305
Mobile, AL 36616

Re: Case #ZON2014-01003
Dunnaway Corporation (Don Williams)
421 Holcombe Avenue
(Northeast corner of Holcombe Avenue and Granger Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on June 5, 2014, 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) Revision of the site plan to depict the proposed vehicle circulation throughout the site;
- 2) Revision of the site plan to depict the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note stating that garbage collection will be via curb-side pick-up;
- 3) Revision of the site plan to comply with the Frontage Tree requirements of the Zoning Ordinance;
- 4) Revision of the site plan to illustrate live oak trees within 15' of above-ground utility lines. All other species of frontage trees should be depicted a minimum distance of 15' from said utilities;
- 5) Revision of the site plan to illustrate any proposed sign structure;
- 6) Placement of a note on the site plan stating that any new lighting on the site must comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance and submission of a photometric plan of the entire site at time of permitting;
- 7) Compliance with Engineering Comments: *(1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading,*

Dunnaway Corporation (Don Williams) PUD
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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 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. 4. The proposed development must comply with all Engineering Department Policy Letters.);

- 8) **Compliance with Traffic Engineering Comments:** *(The existing eastern driveway on Granger Street should be limited to employee traffic only; a gate is proposed across this driveway to complement this use. There appears to be sufficient queuing space between the curb and the gate to store one vehicle, with the gate swinging into the parking area. Site is limited to one curb cut to Holcombe Avenue and two curb cuts to Granger Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) **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).);*
- 10) **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.);*
- 11) **Submission of an approved, revised PUD site plan prior to any request for Land Disturbance; and**
- 12) **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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

Cc: Dunnaway Corp.