



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Ken Knuckles  
Development Management Group  
4209 Gallatin Pike  
Nashville, TN 37216

**Re: 4803, 4805, 4807, 4811, 4813, 4819 & 4821 Moffett Road**  
**(Southwest corner of Moffett Road and Forest Hill Drive).**  
**Council District 7**  
**PUD-000209-2017**  
**Ken Knuckles (Development Management Group, LLC)**

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

At its meeting on September 7, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between multiple building sites.

**After discussion, the Planning Commission heldover the PUD request to the October 5, 2017 meeting with revisions due by September 15<sup>th</sup> to address the following:**

- 1) Submission of a two-lot subdivision application;**
- 2) Revision of the site plan to depict the planned unit development in its entirety;**
- 3) Revision of the site plan to show the location of the service window;**
- 4) Revision of the handicap parking space to meet the minimum 9'x 18' parking stall dimension requirements;**
- 5) Revision to indicate the minimum existing right-of-way width for both Moffett Road and Forest Hill Drive so that it can be determined if right-of-way dedication is required;**
- 6) Indicate the height of the order board;**
- 7) Depict provision of sidewalks as noted in the report;**
- 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/or ALDOT 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.); and*

- 9) Compliance with Traffic Engineering comments: (Site is limited to the access as shown on the proposed development with direct access to Moffett Road and Forest Hill Road denied. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.).

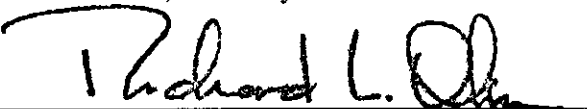
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning & Zoning

cc: Charles Garland Ludlam & Beverly T. Ludlam  
DAC Properties Inc.