



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

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CITY CLERK
LISA LAMBERT

McGowin Park, LLC
736 Cherry Street
Chattanooga, TN 37406

Re: **Case #ZON2013-02449**
McGowin Park, LLC
1250 and 1400 Satchel Paige Drive
(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street).
Planned Unit Development Approval to allow multiple buildings on a single building site and allow shared access and parking.

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

At its meeting on November 7, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and allow shared access and parking.

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

- 1. completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);*
- 2. compliance with Engineering Department Comments: (Any and all proposed development will need to 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. 1) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, 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. 2) The new and existing dumpsters will need to have the surface grading for the pad(s) minimized and directed to a surface drain that is connected to the*

- Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. 3) Must comply with all Engineering Department Policy Letters: a. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) b. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) 4) 3-18-2004 Policy Letter (Additional subdivision street requirements);*
- 3. compliance with traffic engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT if applicable) and conform to AASHTO standards. Access for the west development is limited to the driveway connections at each roundabout and the two right-in/right-out driveway on Satchel Paige Drive. Additional driveways for outparcels will be determined at the time of their development as approved by Traffic Engineering; shared driveways may be required for multiple outparcels. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*
 - 4. 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.);*
 - 5. 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). Urban Forestry will require a revised landscape plan for the existing theater development. An approved permit from the Mobile Tree Commission will be required before removal of 10 existing Live Oak Trees located on Satchel Paige Blvd.)*
 - 6. approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities (other than clearing);*
 - 7. development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
 - 8. ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;*
 - 9. all internal road construction (public and private) to be approved by City staff;*
 - 10. construction of sidewalks along all road frontages (public and private, with the exclusion of parking circulation drives – as discussed at the meeting), due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);*
 - 11. limited to the free-standing sign package as described in the application (and submitted for preliminary review);*
 - 12. full compliance with landscaping and tree planting requirements – including 1-65 frontage in all calculations;*

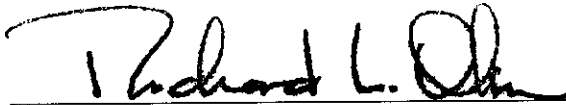
- 13. illustration of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;*
- 14. drive-through lanes for the gas station to be a minimum of 24' wide to allow for two lane traffic;*
- 15. lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;*
- 16. submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction; and*
- 17. 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: Berry Engineers, LLC