



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

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

Re: North terminus of Dickerson Avenue, 730'± North of Chandler Street
Council District 6

ZON2015-01141

Don Williams

Planned Unit Development Approval to allow multiple buildings on a single building site and reduced side yard setbacks.

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

At its meeting on June 4, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and reduced side yard setbacks.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) **Revision of the site plan to illustrate compliant landscaping as required by Section 64-4.E of the Zoning Ordinance;**
- 2) **Revision of the site plan to depict the 25' minimum building set back line;**
- 3) **Revision of the site plan to indicate curbing or bumper stops within the parking area;**
- 4) **Placement of a note on the site plan stating that lighting in the parking area shall be provided in compliance with Section 64-6.A.3 of the Zoning Ordinance;**
- 5) **Revision of the site plan to illustrate the size and location of proposed mechanical units;**
- 6) **Revision of the site plan to illustrate a dumpster compliant with Section 64-4.D.9 of the Zoning Ordinance or placement of a note on the site plan stating that no dumpster will be utilized and garbage collection will be provided by private can collection services;**
- 7) **Revision of the site plan to label and/or depict a sidewalk or apply for a sidewalk waiver;**

- 8) Placement of a note stating that the PUD is limited to the one curb cut to Dickenson Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) 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 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 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. 5. Add a note to the Plat stating that 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) Compliance with Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) Compliance with the 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).);*
- 12) Compliance with the Fire comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);*
- 13) Full compliance with all municipal codes and ordinances; and
- 14) Provision of a revised PUD site plan to the Planning Division prior to the issuance of any permits or beginning any site improvements or building activities.


Don Williams PUD
June 8, 2015

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

cc: Parker Investments, LLC