



# CITY OF MOBILE

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MAYOR

September 11, 2013

JJT Properties, LLC  
P. O. Box 16665  
Mobile, AL 36616

**Re: Case #ZON2013-01821**

**JJT Properties, LLC**

1407 & 1419 East I-65 Service Road South

(Southeast corner of East I-65 Service Road South and Pleasant Valley Circle).

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 4

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

At its meeting on September 5, 2013, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development 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) Planting of two new heritage trees, as proposed;
- 2) Compliance with Engineering comments (1) 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. 2) 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. 3) According to the FEMA flood map information, this property borders a Special Flood Hazard Area and a Floodway. You will need to show and label the flood hazard area(s) and

Floodway on your plat and plans. 4) 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. 5) 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); C) 3-18-2004 Policy Letter (Additional subdivision street requirements).):

- 3) Compliance with 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). Heritage Tree Relocation permit is required from Urban Forestry before relocation of Crape Myrtle Trees.);
- 4) Compliance with Fire 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) Revision of the site plan to depict any existing storage buildings that will remain on the site;
- 6) Revision of the site plan to depict / note compliance with Section 64-4.D.9. of the Zoning Ordinance, regarding the relocated dumpster and any new dumpsters;
- 7) Compliance with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance, regarding site lighting; and
- 8) Compliance with all other municipal codes and ordinances, including signage requirements for new signs.

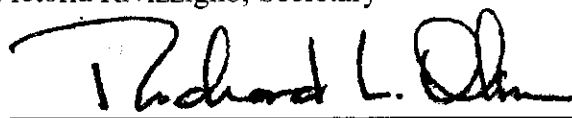
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen

Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.