



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

Preble-Rish LLC
9949 Bellaton Ave.
Daphne, AL 36526

Re: 2889 Sollie Road
(East side of Sollie Road, 140'± mile South of Doppel Lane).
Council District 6
ZON2015-01645
Preble-Rish LLC
Planned Unit Development approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

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

At its meeting on August 6, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow expansion of an existing apartment complex parking lot.

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

- 1) **Revision of the site plan to include the entire site;**
- 2) **Retention of the curbing within the proposed parking area;**
- 3) **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.c. of the Zoning Ordinance;**
- 4) **Revision of the site plan to depict the 25' minimum building set back line;**
- 5) **Placement of a note on the site plan stating that as a means of access management, the PUD is limited to the existing curb cut to Sollie Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **Compliance with Engineering comments (1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. 2. No PUD Site Plan was submitted showing the location of the proposed expansion. 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 detention facility shall be maintained as it was constructed and approved. 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. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) *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).);*
 - 8) *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).);*
 - 9) *Full compliance with all municipal codes and ordinances; and*
 - 10) *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.*

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: Charleston Apartments of Mobile LLC