

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 11, 2013

Financial Plaza, LLC  
P.O. Box 16167  
Mobile, Alabama 36616

**Re: Case #ZON2013-00097**  
**Financial Plaza, LLC**  
41 West I-65 Service Road North  
(Southwest corner of West I-65 Service Road North and College Lane South,  
extending to the Southeast corner of Du Rhu Drive and College Lane South).  
Planned Unit Development Approval to allow multiple buildings on a single  
building site.

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

At its meeting on March 7, 2013, the Planning Commission considered for Planned Unit Development the site plan 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) submission, approval, and recording of a one lot subdivision, incorporating the existing lots into one legal lot of record, prior to the issuance of permits for building construction;**
- 2) modification of the site plan/landscape plan to include table(s) illustrating compliance with the Landscaping and Tree Planting requirements of the Zoning Ordinance, to be submitted to the Planning Section of Urban Development prior to the issuance of any permits; and**
- 3) compliance with Engineering Comments: (1. Add a note to the PUD drawing stating that a Land Disturbance Permit will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 2. Add a note that any work within the College Lane or DuRhu Drive ROW will require a City of Mobile ROW Permit – Engineering Department (208-6070). 3. The surface grading for the existing (and/or proposed) dumpster pad(s) must be minimized and**

directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer.)

- 4) compliance with Traffic Engineering Comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.)
- 5) 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.)
- 6) 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). Tree removal permits are required before removing any existing Heritage Trees.)
- 7) full compliance with all 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: CI