



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 24, 2016

Johnny Ray & Christina Bowen
5688 Highway 90
Theodore, AL 36526

Re: 6021, 6049 and 6075 Middle Road and 5684 & 5688 U.S. Highway 90 West
(East side of Middle Road, 400'± North of Plantation Road, extending to the East side of U.S. Highway 90 West).
Council District 4
ZON2016-00508 (Planned Unit Development)
Johnny's RV Park Subdivision

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

At its meeting on May 19, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking between building sites.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) full compliance with landscape and tree plantings for Lot 1 including adjustment of the building (to be coordinated with staff) for front landscape area compliance;
- 2) provision of documentation that the electrical and sanitary sewer system hookups have been removed from the site;
- 3) 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

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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 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 4) compliance with Traffic Engineering comments (Each lot is limited to one curb cut to Middle Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. ALDOT approval is required for any changes to the right-of-way of US Highway 90. Parking and backing into the right-of-way is not recommended. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 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).);
- 6) compliance with Fire Department 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC). As required by the City of Mobile Fire ordinance, the IFC 2012 sections 503 & Appendix D fire access roads are required and shall meet the requirements set by the Code. "20 ft. wide, paved asphalt or concrete.");
- 7) full compliance with all other municipal codes and ordinances; and
- 8) provision of a revised PUD site plan prior to the signing of the Final Plat.

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: Polysurveying & Engineering, Inc.