

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Board of Water & Sewer Commissioners of the City
Attn: Les Brown P E
P.O. Box 2368
Mobile, AL 36652

**Re: Case #ZON2012-03126 (Planned Unit Development)
MAWSS Shelton Beach Road**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.
Planned Unit Development approval to amend a previously approved Planned
Unit Development to allow multiple buildings on a single building site.

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

At its meeting on February 7, 2013, the Planning Commission considered for Planned
Unit Development the site plan 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) labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) depiction and labeling of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;**
- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) revision of the site plan to depict frontage tree compliance along the southern 200 feet of the site that fronts onto Shelton Beach Road, and to include landscape improvements in the southern portion of the site;**

- 6) revision of the site plan to label the “D.I. pipe laydown area” and indicate the surfacing of this area;
- 7) all dumpsters to be enclosed, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 8) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Section 64-6.A.3.c., and Section 64-6.A.8. of the Zoning Ordinance, which requires the submission of a photometric plan as part of the land disturbance permitting process;
- 9) compliance with Engineering comments (*Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, 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);*
- 10) compliance with any conditions of approval associated with the December 3, 2012 variance approval by the Board of Zoning Adjustment, including the submission of a revised site plan at 1 inch = 50 feet scale;
- 11) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 12) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 13) enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
- 14) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 15) 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.*);
- 16) provision of a revised Planned Unit Development site plan (at 1 inch = 50 feet scale) to the Planning Section prior to the submission of revised drawings for permits; and
- 17) full compliance with all municipal codes and ordinances.

MAWSS Shelton Beach Road

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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: Volkert

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LETTER OF DECISION**

February 15, 2013

Board of Water & Sewer Commissioners of the City
Attn: Les Brown P E
P.O. Box 2368
Mobile, AL 36652

**Re: Case #ZON2012-03127 (Planning Approval)
MAWSS Shelton Beach Road**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.
Planning Approval to amend a previously approved Planning Approval to allow a truck fleet maintenance facility in a B-3, Community Business District

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

At its meeting on February 7, 2013, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow a truck fleet maintenance facility in a B-3, Community Business District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **labeling of the lot with its size in square feet and acres, or placement of a note on the drawing with the same information;**
- 2) **depiction and labeling of the 25-foot minimum building setback line from Shelton Beach Road Extension;**
- 3) **depiction and provision of a 25-foot wide natural vegetative buffer where the site abuts residential and multi-family uses to the East and North;**
- 4) **placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) **revision of the site plan to depict frontage tree compliance along the southern 200 feet of the site that fronts onto Shelton Beach Road, and to include landscape improvements in the southern portion of the site;**
- 6) **revision of the site plan to label the “D.I. pipe laydown area” and indicate the surfacing of this area;**

- 7) all dumpsters to be enclosed, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 8) full compliance with the site and parking lighting requirements of Section 64-4.A.2., Section 64-6.A.3.c., and Section 64-6.A.8. of the Zoning Ordinance, which requires the submission of a photometric plan as part of the land disturbance permitting process;
- 9) compliance with Engineering comments (*Add a note to the PUD and Planning Approval site plans stating that a Land Disturbance Permit will be required for any future addition(s), revisions, 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)*);
- 10) compliance with any conditions of approval associated with the December 3, 2012 variance approval by the Board of Zoning Adjustment, including the submission of a revised site plan at 1 inch = 50 feet scale;
- 11) placement of a note on the site plan stating that no operation of heavy machinery shall occur outside of the hours of 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 12) placement of a note on the site plan stating that no deliveries of bulk materials to the site shall occur except between 6am to 6pm, Monday thru Friday unless it is due to a severe storm event, declared emergency, or emergency after-hours call-out;
- 13) enclosure of all “contractor storage yard” areas with an 8-foot high solid wall or fence, except where access is required internal to the site (South side of North storage yard);
- 14) bulk storage area to be designed in such a manner as to prevent runoff and spillage of bulk materials;
- 15) 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.*);
- 16) provision of a revised Planning Approval site plan (at 1 inch = 50 feet scale) to the Planning Section prior to the submission of revised drawings for permits; and
- 17) full compliance with all municipal codes and ordinances.

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Sincerely,

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Richard Olsen

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