



# CITY OF MOBILE

**SAMUEL L. JONES**  
MAYOR

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
**LISA C. LAMBERT**

Joco 2928, LLC  
P.O. Box 6842  
Mobile, AL 36660

**Re: Case #ZON2013-01361**

**Joco 2928, LLC**

2928 McVay Drive

(East side of McVay Drive North, 470'± North of Halls Mill Road).

Planned Unit Development Approval to allow shared access and parking between two building sites.

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

At its meeting on July 11, 2013, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between two building sites.

After discussion, it was decided to approved the above referenced Planned Unit Development subject to the following conditions:

- 1) clearly and accurately indicate the usage for the proposed building on Lot 2;
- 2) revision of the site plan to indicate a 6' high privacy fence at the rear of Lot 2;
- 3) retention of the 20' vegetation buffer at the rear of both lots;
- 4) revision of the site plan to illustrate full compliance with tree and landscaping requirements for both lots;
- 5) compliance with Engineering comments: *(1. Extend the sidewalk to the southern boundary of Lot 2. Any portion of the existing sidewalk that is broken or uneven will also need to be repaired. 2. Add a note to the PUD drawing that states: 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). 3. Add a note to the PUD drawing that states: 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. The existing detention facility will need to have its volume capacity and functionality verified by a licensed PE. 4. 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. 5. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping).;*

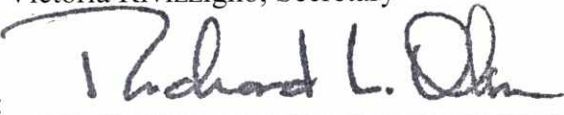
- 6) illustration of a sidewalk along McVay Drive for Lot 2, or the submission of a sidewalk waiver;
- 7) revision of the site plan to include the legal descriptions of both lots included in this application;
- 8) submission of two copies of the revised Planned Unit Development site plans to Urban Development.

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.