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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

Tower, LLC
1120 Paper Mill Road
Mobile, AL 36610

Re: **Case #ZON2013-01363**

Tower, LLC

1120 Paper Mill Road

(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).

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 July 11, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) submission of two copies of the revised PUD site plan illustrating the changes prior to the issuance of any Land Disturbance or building permits;
- 2) compliance with engineering comments: *(1. 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). 2. 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. 3. 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. 4. 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);


- 3) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 4) 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: Frank A. Dagley & Associates, Inc.