



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Gulf Equipment Corporation
5540 Business Parkway
Theodore, AL 36582

Case #ZON2013-02939 (Planned Unit Development)

Gulf Equipment Corporation

5540 Business Parkway

(Northwest corner of Kooiman Road and Business Parkway).

Planned Unit Development approval to allow shared access between two building sites.

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

At its meeting on January 16, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) **Revision of the site plan to illustrate 82 parking spaces or the compliant number of parking spaces to include the location and size of each office and the number of warehouse employees;**
- 2) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 3) **Revision of the site plan depicting the dumpster connected to sanitary sewer as required by Section 64-4.D.9 of the Zoning Ordinance;**
- 4) **Placement of a note on the site plan stating that: *(Any new lighting on the site to comply with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.);***
- 5) **Placement of a note on the site plan stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Placement of a note on the site plan stating: *(PUD approval is site plan specific and any substantial changes to the site plan will require approval by the Planning Commission);***

Gulf Equipment Corporation PUD
January 21, 2014

- 7) **Compliance with Engineering Comments:** *(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. Any and all Any and all proposed land disturbing activity 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.);*
- 8) **Compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) **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).);*
- 10) **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.);*
- 11) **Completion of the Rezoning process prior to the issuance of any Land Disturbance or Building permits;**
- 12) **Submission of a revised PUD site plan prior to any request for Land Disturbance or Building permits; and**
- 13) **Full compliance with all other 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: Sawgrass Consulting, LLC.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Gulf Equipment Corporation
5540 Business Parkway
Theodore, AL 36582

Re: Case #ZON2013-02940 (Rezoning)
Gulf Equipment Corporation
5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District to
allow an industrial storage facility.

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

At its meeting on January 16, 2014, the Planning Commission considered your request for a change in zoning from B-5, Office-Distribution District, to I-1, Light Industry District to allow an industrial storage facility.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) Limited to an approved Planned Unit Development;**
- 2) Full compliance with the tree and landscaping requirements of the Zoning Ordinance; and**
- 3) Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$162.55. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

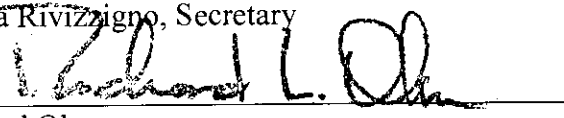
If you have any questions regarding this action, please call this office at 251-208-5895.

Gulf Equipment Corporation REZ
January 21, 2014

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Sawgrass Consulting, LLC.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Gulf Equipment Corporation
5540 Business Parkway
Theodore, AL 36582

Re: Case #ZON2013-02941 (Sidewalk Waiver)
Gulf Equipment Corporation
5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Request to waive construction of a sidewalk along Kooiman Road.

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

At its meeting on January 16, 2014, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

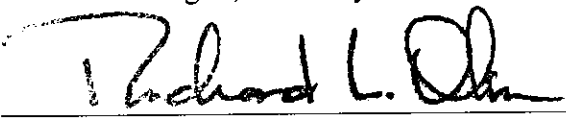
After discussion, it was decided to holdover the request until the February 20th meeting in order to allow the Engineering Department to review the constructability of the sidewalk.

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