

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

Grady Buick Co.  
P.O. Box 2606  
Mobile, AL 36652

**Re: Case #SUB2009-00158 (Subdivision)**  
**Grady Automotive Subdivision**  
3025 Government Boulevard  
(Southeast corner of U.S. Highway 90 and McVay Drive North).  
2 Lot / 24.2± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) submission of a revised PUD site plan prior to signing the final plat;
- 2) placement of a note on the final plat stating that curb cutting for Lot 1 is limited to an approved PUD site plan; Lot 2 should be limited to two curb cuts to MacVay Drive and one curb cut to Macmae Drive, with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 3) provision of adequate radii where Government Boulevard Service Road intersects both MacVay and Macmae Drives, as required by Section V.B.16 of the Subdivision Regulations;
- 4) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) compliance with Engineering comments: (For any future development, the existing detention systems will be required be surveyed to verify capacity and functionality of the detention systems. The existing drainage structures located on Macmae Dr will be required to be analyzed to verify that there is sufficient capacity and that the system is functioning properly to receive the additional flow. Any new dumpster pads or vehicle wash facilities cannot drain to storm sewer and must have connection to sanitary sewer. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Any

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Grady Automotive Subdivision

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**damaged sidewalk sections and/or driveway aprons located in the City ROW will be required to be replaced as part of any land disturbance permit).**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

Grady Buick Co./ATTN:Grady  
P.O. Box 2606  
Mobile, AL 36652

**Re: Case #ZON2009-02569 (Planned Unit Development)**  
**Grady Automotive Subdivision**  
3025 Government Boulevard  
(Southeast corner of U.S. Highway 90 and McVay Drive North).  
Planned Unit Development approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on November 5, 2009, 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) **provision of adequate radii where Government Boulevard Service Road intersects both MacVay and Macmae Drives, as required by Section V.B.16 of the Subdivision Regulations;**
- 2) **submission of a revised PUD site plan illustrating all pertinent information regarding parking, landscaping, dumpster location, etc;**
- 3) **placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **compliance with Engineering comments: *(For any future development, the existing detention systems will be required be surveyed to verify capacity and functionality of the detention systems. The existing drainage structures located on Macmae Dr will be required to be analyzed to verify that there is sufficient capacity and that the system is functioning properly to receive the additional flow. Any new dumpster pads or vehicle wash facilities cannot drain to storm sewer and must have connection to sanitary sewer. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Any damaged sidewalk sections and/or***

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Grady Automotive Subdivision

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*driveway aprons located in the City ROW will be required to be replaced as part of any land disturbance permit); and*

**5) 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: Rester & Coleman