



CITY OF MOBILE

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SAMUEL L. JONES
MAYOR

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 14, 2013

Macmae Venture LLC
P.O. Box 1348
Point Clear, AL 36564

Re: Case #ZON2013-01357
Macmae Venture LLC & Georgetown Partners
2785 & 2789 Macmae Drive
(South terminus of Macmae Drive).
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 August 8, 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 approve the above referenced Planned Unit Development subject to the following conditions:

- 1) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that a dumpster will not be utilized and refuse collection will be curb-side or via private collection;
- 2) placement of a note on the site plan stating that access to Belvedere Circle East is denied;
- 3) placement of a note on the site plan stating that the site is limited to the existing curb cut to MacMae Drive;
- 4) placement of a note on the site plan stating that additional lighting for the expansion shall be in compliance with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 5) subject to the Engineering comments: [1] Add a note to the PUD drawing stating that any work performed in the existing MacMae Drive ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections,

- 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 stating that 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. 3) Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters. 4) Sidewalk along the frontage of public ROW is required, unless a waiver is approved];
- 6) subject to the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);
 - 7) subject to the 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).
 - 8) subject to the 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);
 - 9) provision of two (2) revised site plans (one for Planning Approval, one for PUD Approval) to the Planning Section of Urban Development reflecting conditions of approval prior to the request of building or site development permits; and
 - 10) 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: Georgetown Partners
Don Williams Engineering



CITY OF MOBILE

SAMUEL L. JONES
MAYOR

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 14, 2013

Macmae Venture LLC
P.O. Box 1348
Point Clear, AL 36564

Re: Case #ZON2013-01602 (Planning Approval)
Macmae Venture LLC & Georgetown Partners

2785 & 2789 Macmae Drive

(South terminus of Macmae Drive).

Planning Approval to amend a previously approved Planning Approval to allow light warehousing in excess of 40,000 square feet in a B-3, Community Business District.

Dear Applicant(s):

At its meeting on August 8, 2013, the Planning Commission considered for Planning Approval to allow light warehousing in excess of 40,000 square feet 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) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that a dumpster will not be utilized and refuse collection will be curb-side or via private collection;
- 2) placement of a note on the site plan stating that access to Belvedere Circle East is denied;
- 3) placement of a note on the site plan stating that the site is limited to the existing curb cut to MacMae Drive;
- 4) placement of a note on the site plan stating that additional lighting for the expansion shall be in compliance with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 5) subject to the Engineering comments: [1] Add a note to the PUD drawing stating that any work performed in the existing MacMae Drive ROW (right-of-way) such as grading, drainage, driveways, sidewalks,

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- utility connections, 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 stating that 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.
- 3) Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters.
- 4) Sidewalk along the frontage of public ROW is required, unless a waiver is approved];
- 6) subject to the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);
- 7) subject to the 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).
- 8) subject to the 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);
- 9) provision of two (2) revised site plans (one for Planning Approval, one for PUD Approval) to the Planning Section of Urban Development reflecting conditions of approval prior to the request of building or site development permits; and
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