

# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 9, 2013

CITY CLERK  
LISA LAMBERT

SKCL, LLC  
3436 Main Street  
Moss Point, MS 39563

**Re: Case #ZON2013-02229**

**SKCL, LLC**

West side of University Boulevard, ¼ ± mile South of Old Shell Road.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access between three lots.

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access between three lots.

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 a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance where the site abuts residentially developed property;**
- 2) **modify location of the dumpster enclosure or eliminate two adjacent parking spaces;**
- 3) **illustration of sidewalk along University Boulevard;**
- 4) **all two-way travel aisle must be revised to illustrate 24 feet;**
- 5) **removal of Northern-most drive, including the existing curb-cut, to comply with previous Planned Unit Development approvals and Traffic Impact Study recommendations;**
- 6) **revisions to site plan to depict the correct number of frontage trees;**
- 7) **revisions to site plan to depict total frontage landscaping area in square feet;**
- 8) **compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. As per the previous PUD approval, this lot is limited to one shared access at the property line to the south. The adjacent site to the south is currently in the design/construction process and coordination for the shared access is necessary. The shared driveway will be a three lane 36' driveway, with 20' radii. The frontage driving aisle on the adjacent site is 30' and offset approximately 17' from the property line. This proposed site is illustrated as 23' in width offset 23.5' from the property line. This offset equates to 0.5' difference on the west side of the aisle, and 6.5' difference on the east side of the aisle. Modifications to the**

*frontage aisle may affect landscape calculations. The second illustrated driveway on the northern property limits is denied, and the existing driveway cut on University Blvd should be removed and replaced with a continuous curb up to the northern property line. Sidewalk will be required along the property frontage, and per City standard should be located 1' off the property line within the right-of-way.”;*

- 9) compliance with Engineering comments: “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). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permit s are required for this proposed project. 1. 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. 2. 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. 3. Must comply with all Engineering Department Policy Letters:
- i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System)
  - ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
  - iii. 3-18-2004 Policy Letter (Additional subdivision street requirements);
- 10) 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).”;
- 11) compliance with Fire 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.”; and
- 12) full compliance with all other applicable 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: Springhill Mobile Partners  
Gulf States Engineering