

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2007

Motors Acceptance Corporation  
#6 13<sup>th</sup> Street  
Columbus, GA 31901

**Re: Case #ZON2007-00644 (Planned Unit Development)**  
**Motormax Subdivision**  
2929 Government Boulevard  
(South side of Government Boulevard, 300' ± East of Macmae Drive).

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

At its meeting on March 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision of the site plan to correct any directional arrow conflicts;**
- 2) direction of any car washing or auto detailing run-off to an oil separator prior to discharge into the sanitary sewer system;**
- 3) provision of the depicted 6-foot privacy fence along the property line abutting residential uses, and maintenance of a 10-foot protection buffer strip from the rear property line for all structures and parking areas, as depicted on the site plan;**
- 4) compliance with the lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 5) full compliance with Engineering comments (*Show limits of the flood zone. Show minimum finished floor elevation for any buildings or structures and/or slabs, on which, mechanical and electrical equipment will be installed. 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.*);**

- 6) full compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Standard driveway width for two-way traffic is twenty-four feet and thirty-six feet for three lanes. Changes should be made to accommodate the standard.*);**
- 7) revision of the site plan to depict frontage trees; to be coordinated with Urban Forestry;**
- 8) provision of a revised PUD site plan prior to the signing of the final plat;**
- 9) completion of the Subdivision process; 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2007

Motors Acceptance Corporation  
#6 13<sup>th</sup> Street  
Columbus, GA 31901

**Re: Case #SUB2007-00046 (Subdivision)**  
**Motormax Subdivision**  
2917 and 2929 Government Boulevard  
(South side of Government Boulevard, 300'± East of Macmae Drive).  
2 Lots / 2.1± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb-cut each onto the service road of Government Boulevard, with the size, design and location to be approved by ALDOT and Traffic Engineering, and to comply with AASHTO standards;**
- 2) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 3) **full compliance with Engineering comments (*Show limits of the flood zone. Show minimum finished floor elevation for any buildings or structures and/or slabs, on which, mechanical and electrical equipment will be installed. 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.*);**
- 4) **depiction of a 10-foot wide protection buffer strip along the rear of the lots, where they abut residential uses;**
- 5) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;**
- 6) **provision of a revised PUD site plan prior to the signing of the final plat; and**
- 7) **full compliance with all other municipal codes and ordinances.**

**Motormax Subdivision**  
**March 16, 2007**  
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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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Frank A. Dagley & Associates, Inc.