



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2018

Volunteers of America
600 Azalea Road
Mobile, AL 36609

Re: 1204 Hillcrest Road
(West side of Hillcrest Road at the West terminus of Omni Park Drive).
Council District 6
PUD-000372-2017 (Planned Unit Development) (HOLDOVER)
Volunteers of America

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

At its meeting on March 15, 2018, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because existing site and buildings are being repurposed for a new user;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because multiple buildings are allowed on a single property;
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because an existing developed site will be utilized;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because wooded areas on the site will be retained;

Volunteers of America PUD

March 27, 2018

- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because a large amount of the property will be landscape area;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site is already developed and served by public infrastructure.

The PUD approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) submission of building permits for each phase of development;
- 4) retention of the 6' wooden privacy fence as depicted on the site plan;
- 5) retention of the decorative aluminum fence along the North side of the property line where the site abuts the B-2 zoned property;
- 6) placement of a note on the site plan stating that tree removal shall be limited to the project area;
- 7) retention of all notes on the site plan;
- 8) compliance with Engineering comments: *"No comment- all required notes are on the submitted drawing."*
- 9) compliance with Traffic Engineering comments: *"The site is limited to one curb-cut to Hillcrest Rd, and one curb-cut to Hillcrest Crossing South with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";*
- 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 2015-116 and City Code Chapters 57 and 64).";* and
- 11) compliance with Fire comments: *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)."*

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

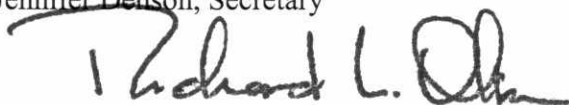
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.



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Volunteers of America
600 Azalea Road
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Council District 6
PA-000389-2017 (Planning Approval)
Volunteers of America

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

At its meeting on March 15, 2018, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church in an R-3, Multiple-Family District.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it involves the modification of an existing site, with only minimal expansion of the facilities;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the curb-cut to Hillcrest Road has been reconfigured to reduce conflicts; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it involves the modification of an existing site, with only minimal expansion of the facilities.

The Planning Approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres;
- 2) retention of the minimum building setback lines;
- 3) submission of building permits for each phase of development;

Volunteers of America PA

March 27, 2018

- 4) retention of the 6' wooden privacy fence as depicted on the site plan;
- 5) retention of the decorative aluminum fence along the North side of the property line where the site abuts the B-2 zoned property;
- 6) placement of a note on the site plan stating that tree removal shall be limited to the project area;
- 7) retention of all notes on the site plan;
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- 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 2015-116 and City Code Chapters 57 and 64)."; and
- 11) compliance with Fire comments: "All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)."

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