



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2021

Brixmor Property Group
& Springdale/Mobile Limited Partnership
450 Lexington Ave
NY, NY 10017

Re: Springdale Mall Shopping Center
(Northeast corner of Airport Boulevard and East I-65 Service Road South).
Council District 5
SUB-001470-2020
Springdale Mall Subdivision – Phase II
Number of Lots / Acres: 11 Lots / 70.4± Acres
Engineer / Surveyor: CPH Design, Inc.

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Provision of a subdivision plat compliant with Section IV.C. of the Subdivision Regulations;
- 2) Either depiction of existing, compliant right-of-way widths along East I-65 Service Road and Airport Boulevard, or dedication thereof;
- 3) Provision of the sizes of each lot in square feet and acres on the Final Plat, or provision of a table on the Plat with the same information;
- 4) Depiction of the required 25' minimum building setback line along all street frontages where the lots exceed 60' in width;
- 5) Depiction and labeling of all existing easements and the Alabama Power Company right-of-way;
- 6) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder, if applicable;
- 7) Compliance with Engineering comments: (*No PLAT was submitted for review.*);

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- 8) Placement of a note on the plat stating Traffic Engineering comments: *(Applicant has performed a Traffic Impact Study (TIS) and has arrived at several recommendations that are acceptable to Traffic Engineering and have been included in the PUD site plan. Site is limited to the curb cuts as illustrated in the approved PUD with any changes in size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 10) Compliance with Fire Department 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);* and,
- 11) Full compliance with all other municipal codes and ordinances.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: CPH Design, Inc.



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Re: **Springdale Mall Shopping Center**

(Northeast corner of Airport Boulevard and East I-65 Service Road South).

Council District 5

PUD-001469-2020

Springdale Mall Subdivision – Phase II

Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow shared access and parking between multiple building sites.

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

At its meeting on January 21, 2021, the Planning Commission considered the above referenced Planned Unit Development:

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because greater flexibility is required due to the scope and scale of the site, and due to existing conditions and constraints;
- 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 the applicant is repurposing portions of a large existing site developed in multi-phases under different standards over the years;
- 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 the applicant is endeavoring to maintain the economic viability of an existing developed shopping center;

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January 22, 2021

- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because redevelopment will occur within an existing site, and will reduce impervious area;

The Approval is subject to the following conditions:

- 1) Compliance with Engineering comments (*Retain NOTES #3 - #8, as shown on the OVERALL SITE PLAN drawing SHEET C1.3 dated 4-28-2020.*);
- 2) Placement of a note on the site plan stating Traffic Engineering comments: (*Applicant has performed a Traffic Impact Study (TIS) and has arrived at several recommendations that are acceptable to Traffic Engineering and have been included in the PUD site plan. Site is limited to the curb cuts as illustrated in the approved PUD with any changes in size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 3) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 4) Compliance with Fire Department 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and,
- 5) Full compliance with all other municipal codes and ordinances.

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:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: CPH Design, Inc.