



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 19, 2018

Nita Davis
680 Azalea Road
Mobile, AL 36609

Re: 680 Azalea Road
(West side of Azalea Road, 670'± North of Cottage Hill Road).
Council District 5
PUD-000334-2017 (Planned Unit Development)
Nita Davis

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

At its meeting on January 18, 2018, the Planning Commission considered Planned Unit Development Approval to amend a previous approved Planned Unit Development to allow the placement of two 1,400 square-foot modular buildings on a site with multiple buildings.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) limited to 116 children and provision of the total number of parking spaces depicted on the site plan;**
- 2) retention of the 25' minimum building setback line;**
- 3) retention of frontage trees;**
- 4) revision of the site plan to relocate the handicap space and access isle to provide adequate room for maneuvering (*as depicted on the January 18, 2018 revised site plan*);**
- 5) revision of the site plan to relocate the steps in front of the modular building to provide sufficient room for foot traffic (*as depicted on the January 18, 2018 revised site plan*);**
- 6) revision of the site plan to depict the designated playground area (*as depicted on the January 18, 2018 revised site plan*);**
- 7) revision of the site plan to restripe current and proposed parking spaces as well as paint directional arrows to insure traffic will flow accurately;**

- 8) compliance with Traffic Engineering comments: *"The location of the stairs for the modular buildings appears to obstruct access to the accessible ramp. Depending on where the ramp begins, the handicap ramp may be better suited in a different location where accessible is not obstructed. It may not be suitable for the stairs to terminate within any parking space if the illustration is true to scale. Lot is limited to two curb cuts, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any existing curb cuts beyond the two permitted will need to be removed through a right-of-way permit process. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The site plan does not illustrate an area specific to pick-up/drop-off although there are spaces available in addition to the number of employees. The additional parking area will provide better maneuverability onsite than what is existing with the angled spaces. Based on the information provided, the trip generation for this site can range from 50 to 90 trips in the peak hours. The information states this is the number of students enrolled at the center. The maximum enrollment allowed should be considered based on what is permitted by state regulations for number of teaching positions or square footage per child."*;
- 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)."*;
- 10) 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)."*;
- 11) submission of two revised site plans to the Planning and Zoning Department prior to the submission of building permits; and
- 12) full compliance with all 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.

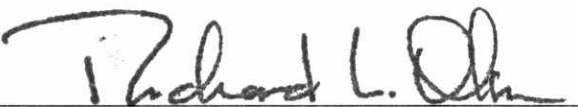
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Robert L. Moore, Sr.
Element³ Engineering



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Council District 5
PA-000335-2017 (Planning Approval)
Nita Davis

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

At its meeting on January 18, 2018, the Planning Commission considered for Planning Approval to amend a previous Planning Approval to allow the expansion of a Church Daycare in a B-1, Buffer Business District.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) limited to 116 children and provision of the total number of parking spaces depicted on the site plan;**
- 2) retention of the 25' minimum building setback line;**
- 3) retention of frontage trees;**
- 4) revision of the site plan to relocate the handicap space and access isle to provide adequate room for maneuvering (*as depicted on the January 18, 2018 revised site plan*);**
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- 6) revision of the site plan to depict the designated playground area (*as depicted on the January 18, 2018 revised site plan*);**
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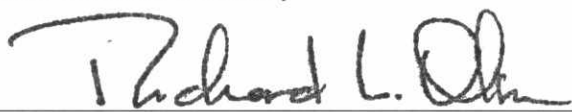
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