



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 16, 2022

Frank Leatherwood, PE  
Thompson Engineering  
2970 Cottage Hill Road  
Suite 190  
Mobile, Alabama 36606

**Re: 7600 Mitsubishi Lane**  
(East side of the North terminus of Mitsubishi Lane).  
Council District 4  
**PUD-002270-2022**  
**Chart Industries**  
Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on December 15, 2022, the Planning Commission considered the above referenced Planned Unit Development application.

**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 it will allow for the renovation and reuse of an existing dormant site;
- 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*), by allowing multiple buildings on a single building site;
- 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 site is in an existing industrial area;
- d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because the site will comply with tree planting and landscape area requirements;
- e. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets and community facilities*), because it will take advantage of existing infrastructure.

**The approval is subject to the following conditions:**

- 1) completion of the Subdivision process for Standard Concrete Products Inc Subdivision, Resubdivision of Lots 1 & 2, prior to the issuance of permits for development;**
- 2) revision of the legal description on the site plan to reflect the new legal description for the site;**
- 3) retention of the site area table on the site plan in both square feet and acres, or the labeling of the site with the same information;**
- 4) revision of the site plan to label Mitsubishi Lane as a public right-of-way with a 100-foot width;**
- 5) revision of the site plan to indicate the 25-foot minimum building setback line along Mitsubishi Lane;**
- 6) placement of a note on the site plan stating that no structure is allowed in any easement without the permission of the easement holder;**
- 7) revision of the site plan to indicate compliance with Section 64-6.A.6 of the Zoning Ordinance pertaining to parking requirements for industrial, manufacturing, warehousing and distribution establishments;**
- 8) placement of a note on the site plan stating that a compliant photometric site plan will be required at the time of permitting;**
- 9) revision of the site plan to provide landscaping calculations indicating compliance with the total site area landscaping required and the frontage landscaping area required;**
- 10) revision of the site plan to provide frontage tree planting compliance, to be coordinated with staff on the location of heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;**
- 11) revision of the site plan to either depict a dumpster with a compliant enclosure and connection to sanitary sewer, or the placement of a note on the site plan stating that curbside pickup will be utilized;**
- 12) revision of the site plan to provide a sidewalk within the Mitsubishi Lane right-of-way, or the submittal and approval of a Sidewalk Waiver application;**
- 13) compliance with Engineering comments: *(1. Retain NOTES #2 - #8, as shown on the OVERALL PUD PLAN, SHEET C201. 2. Correct the sheet number for the second sheet from C200 to C201.);***
- 14) revision of Note #9 on the site plan as per the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);***
- 15) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);***
- 16) compliance with the Fire-Rescue Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code***

**PUD-002270-2022 CHART INDUSTRIES**

**December 16, 2022**

*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.);*

- 17) provision of one copy of the revised PUD site plan prior to any permit requests for site development; and**
- 18) 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: 

Margaret Pappas  
Deputy Director of Planning and Zoning