



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

Springhill Village, LLC
41 W I-65 Service Rd N, Ste 310
Mobile, AL 36608

Re: 4350, 4354, 4356, 4358, 4360, 4362, 4364, 4366 and 4376 Old Shell Road
(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).
Council District 7
SUB-000878-2019 (Subdivision)
Springhill Village Subdivision
2 Lots / 10.9± Acres

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to indicate a zero to five-foot building setback line along both street frontages for Lot 1 (shopping center site);
- 3) retention of the 25' minimum building setback line along Old Shell Road for Lot 2 (bank site);
- 4) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Add street names to the vicinity map. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*

- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lots 1 & 2 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.). H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. I. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];
- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to the curb cuts as illustrated on the approved PUD with any changes in number, 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. Handicap parking spaces on site (north central near grocery store) do not illustrate the required access aisle. Modifications to include the aisles may slightly change the number of on-site parking spaces. Roadway widening may be necessary on McGregor Avenue to accommodate the relocation of the entrance to the site. Striping modifications will be required to restripe the turn lane to a two-way turn lane, now that the left turns into the site and onto Princess Anne will have to share the same lane to turn left. Improvements to the roadway of McGregor Avenue would be necessary at the time of the driveway relocation as proposed in Phase 3.);
- 6) compliance with the 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.];
- 7) compliance with the 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).];

Springhill Village Subdivision
May 22, 2019

- 8) completion of Transitional Center District sidewalk improvements for Lot 1 along Old Shell Road for Phase 2 and North McGregor Avenue for Phase 3; and
- 9) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

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.

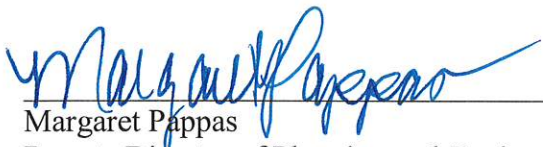
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Byrd Surveying
Regions Bank



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

Springhill Village, LLC
41 W I-65 Service Rd N, Ste 310
Mobile, AL 36608

Re: 4350, 4354, 4356, 4358, 4360, 4362, 4364, 4366 and 4376 Old Shell Road
(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).
Council District 7
PUD-000881-2019 (Planned Unit Development)
Springhill Village Subdivision

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site, shared access and parking and reduced front-yard setbacks to accommodate to new businesses.

After discussion, the Planning Commission limited the PUD to Lot 1, and determined the following findings of facts 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 it allows for multiple buildings with mixed uses on a single building site, shared access and parking between building sites, and reduced front yard setbacks, and allows for implementation of aspects of the Blueprint for Spring Hill plan;
- 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 amended site plan will allow for increased parking space on the shopping center 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 development will not require additional area to be incorporated into the site and will re-purpose existing site 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 there will not be any expansion of site area;

- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed parking lot expansion is within an already-open area and will encompass only a small portion of the total site area; and
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already developed that is already served with public infrastructure.

The approval is subject to the following conditions:

- 1) retention of the table on the site plan providing the size of the PUD site in both square feet and acres;
- 2) retention of the tables on the site plan providing site details for the shopping center site;
- 3) revision of the site plan to indicate a zero to five-foot building setback line along both street frontages for Lot 1 (shopping center site);
- 4) retention of the charts for parking calculations based on the ratio of one space per 450 square feet of gross floor area for general business uses; one space per 300 square feet of gross floor area for restaurant/lounge use; and no parking required for residential use, with all fractional numbers rounded up;
- 5) revision of the site plan to provide landscaping and tree planting for 10% of the shopping center site (Lot 1), to be coordinated with the Planning and Zoning staff;
- 6) compliance with the Engineering comments: [1. Retain NOTES 1 – 7 shown on the PROPOSED SPRINGHILL VILLAGE REDEVELOPMENT (OPTION A) PUD site plan. 2. Show and label all proposed improvements.];
- 7) placement of a note on the site plan stating the Traffic Engineering comments: (Site is limited to the curb cuts as illustrated on the approved PUD with any changes in number, 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. Handicap parking spaces on site (north central near grocery store) do not illustrate the required access aisle. Modifications to include the aisles may slightly change the number of onsite parking spaces. Roadway widening may be necessary on McGregor Avenue to accommodate the relocation of the entrance to the site. Striping modifications will be required to restripe the turn lane to a two-way turn lane, now that the left turns into the site and onto Princess Anne will have to share the same lane to turn left. Improvements to the roadway of McGregor Avenue would be necessary at the time of the driveway relocation as proposed in Phase 3.);
- 8) compliance with the 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.);

Springhill Village Subdivision (PUD)
May 22, 2019

- 9) compliance with the 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).];
- 10) completion of Transitional Center District sidewalk improvements for Lot 1 along Old Shell Road for Phase 2 and North McGregor Avenue for Phase 3;
- 11) full compliance with all other municipal codes and ordinances; and
- 12) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the subdivision.

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: DDG