



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Pinebrook Investment, LLC
P. O. Box 18934
Mobile, AL 36689

**Re: 3950, 3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and
271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue**
(Northwest corner of Airport Boulevard and South McGregor Avenue).
Council District 5
ZON2015-02890
Pinebrook Investment, LLC

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

At its meeting on May 5, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow changes in parking layout, location of marque signs, sidewalk designs and expansion of westernmost driveway to accommodate an additional turning lane.

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

- 1) Improvement of the access aisle around the rear of the shopping center, as proposed, with the appropriate permits;**
- 2) Completion of all other proposed improvements, including the sidewalk, with the appropriate permits;**
- 3) Revision of the site plan to depict and note parking bumpers for those parking spaces facing the McGregor Avenue frontage, to prevent parked vehicles from encroaching into the right-of-way;**
- 4) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land*)**

May 9, 2016

- Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 5) Compliance with revised Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any 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 2' overhang for parking spaces on the east side of the site is not recommended, as cars may not always pull up over the curb, nor are always able to pull over the curb.*);
 - 6) Compliance with revised 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).*);
 - 7) 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)*);
 - 8) Provision of a revised PUD site plan for the PUD file;
 - 9) Provision of a revised tree and landscape plan, signed by the property owner, for the land disturbance permit associated with the overall development; and
 - 10) Full compliance with all other municipal codes and ordinances.

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

cc: Rowe Engineering & Surveying, Inc.