



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 25, 2018

S.E. Civil, LLC  
ATTN: Thomas Larry Smith, PE  
1 S. School St.  
Fairhope, AL 36532

**Re:     11 Midtown Park East**  
(West side of Midtown Park East, 200'± South of Dauphin Street).  
Council District 1  
**PUD-000495-2018 (Planned Unit Development)**  
**Thomas Larry Smith**  
Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking.

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

At its meeting on June 21, 2018, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between building sites and reduced parking.

**After discussion, the Planning Commission adopted the following Findings of Fact 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 a portion of the parking on-site is accessed through an adjacent lot;
- 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 site has existed in its current configuration since at least 1984;
- 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 simply wishes to operate at the site with its current configuration;

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- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because no additional impervious surfaces are proposed;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the site would be required to place additional impervious surfacing should additional parking spaces be required; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new curb cuts are proposed for the development.

The Approval is subject to the following conditions:

- 1) Compliance with Engineering Department comments (*RETAIN GENERAL NOTES SHOWN ON THE PUD SITE PLAN*);
- 2) Compliance with Traffic Engineering comments (*Lot is limited to its existing curb cut with any changes in 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.*);
- 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 61-929 and City Code Chapters 57 and 64).*);
- 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); and*
- 5) 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

cc: Rowe Engineering & Surveying, Inc.



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1 S. School St.  
Fairhope, AL 36532

**Re: 11 Midtown Park East**  
(West side of Midtown Park East, 200'± South of Dauphin Street).  
Council District 1  
**PA-000494-2018 (Planning Approval)**  
**Thomas Larry Smith**

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

At its meeting on June 21, 2018, the Planning Commission considered for Planning Approval to allow a petroleum testing laboratory in a B-3, Community Business District.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:**

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the storage limits and systems as well as safety procedures proposed would be in keeping with the requirements the Bureau of Fire Prevention;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because no additional traffic will result from the proposed business; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is surrounded by commercial uses.

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

- 1) Limited to 380± square feet of the building to be used for storage of petroleum products;
- 2) Limited to no more than 100 gallons of crude oil on site;
- 3) Limited to no more than 70 gallons of gasoline and laboratory solvents;
- 4) Limited to no more than 150 gallons of diesel fuel, kerosene, fuel oil;

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- 5) Limited to storage of petroleum products in containers not to exceed ½ gallon;
- 6) Compliance with Traffic Engineering comments (*Lot is limited to its existing curb cut with any changes in 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.*);
- 7) 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 61-929 and City Code Chapters 57 and 64).*);
- 8) 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); and*
- 9) Full compliance with all municipal codes and ordinances.

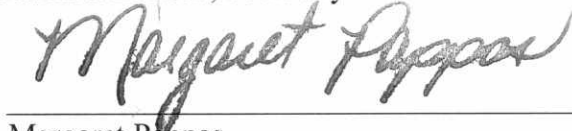
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Nela, LLC