

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2021

AltaPoint Health Systems, Inc.
5750-A Southland Drive
Mobile, AL 36693

Re: 7230, 7260 and 7280 Sellers Lane and 630 Zeigler Circle East
(Northeast corner of Sellers Lane and Zeigler Circle East).
Council District 7

PUD-001522 -2021 (Planned Unit Development)

Altapointe Sellers Subdivision

Planned Unit Development Approval to allow multiple buildings on single building sites, and multiple building sites with shared access and parking.

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

At its meeting on March 18, 2021, the Planning Commission considered the above referenced Planned Unit Development:

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 is allowing an existing development to utilize an adjacent property;
- b) 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 it is allowing an existing development to utilize an adjacent property;
- c) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because full tree planting and landscape area requirements will be met; and
- d) 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:

Altapointe Sellers Subdivision PUD-001522-2021
March 23, 2021

- 1) Revision of the site plan to illustrate all parking spaces are compliant dimensions of 9' x 18';
- 2) Full compliance with tree planting and landscape area requirements for the lot to be developed with the new parking lot, and to be coordinated with staff;
- 3) Revision of the site plan to depict the temporary modular office building approved under Administrative Planned Unit Development PUD-001317-2020;
- 4) Full compliance with Engineering comments: *(Retain NOTES #5 - #10, as shown on the submitted PUD SITE PLAN APPLICATION dated 2-17-21.);*
- 5) Placement of a note on the site plan stating the following Traffic Engineering comments: *(Site is limited the driveways 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.);*
- 6) 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). 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 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). 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.);*
- 8) Provision of two (2) revised PUD Site Plans to the Planning & Zoning Department prior to signing of the Final Plat; and
- 9) Compliance with all other applicable 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.

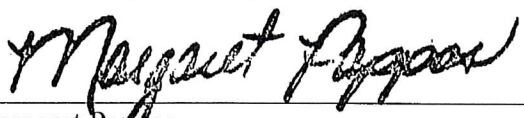
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

Cc S. E. Civil, LLC



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AltaPoint Health Systems, Inc.
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Re: 7230, 7260 and 7280 Sellers Lane and 630 Zeigler Circle East
(Northeast corner of Sellers Lane and Zeigler Circle East).
Council District 7
SUB-001521-2021 (Subdivision)
Altapointe Sellers Subdivision
Number of Lots / Acres: 1 Lot / 5.1± Acres
Engineer / Surveyor: S.E. Civil Engineering & Surveying

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

At its meeting on March 18, 2021, the Planning Commission considered the above referenced subdivision.

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

- 1) Provision of the lot size in both square feet and acres on the Final Plat or the furnishing of a table providing the same information;
- 2) Retention of the 25-foot minimum building setback line;
- 3) Full compliance with 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. Show and label the existing drainage easement(s) along the western and northern property lines that are on or adjacent to the proposed LOT. C. Provide the Owner's (notarized) signatures. D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No*

Altapointe Sellers Subdivision SUB-001521-2021
March 23, 2021

signatures are required on the drawing. E. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 4) Placement of a note on the site plan stating the following Traffic Engineering comments: *(Site is limited the driveways 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.);*
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- 7) Provision of two (2) revised PUD Site Plans to the Planning & Zoning Department prior to signing of the Final Plat; and
- 8) Compliance with all other applicable municipal Codes and Ordinances.

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.

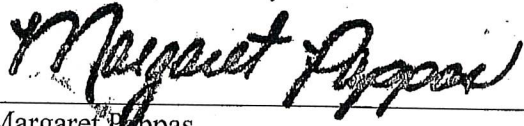
Altapointe Sellers Subdivision SUB-001521-2021
March 23, 2021

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink, appearing to read "Margaret Pappas", is written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning

cc: S. E. Civil, Inc.