



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

Hamilton Blvd (AL), LLC
C/o All Crane Legal Dept.
4700 Acorn Drive
Cleveland, OH 44131

Re: 4531 Hamilton Boulevard

(South side of Hamilton Boulevard, 2/10 mile± West of Rabbit Creek Drive).

Council District 4

PUD-001436-2020

All Crane Subdivision

Planned Unit Development approval to amend a previously approved Planned Unit Development to add additional buildings to a multi-building commercial site.

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

At its meeting on December 17, 2020, the Planning Commission considered the above referenced Planned Unit Development:

After discussion, the Planning Commission determined 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 it is allowing additional development to occur on a developed 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 current site has available undeveloped land to build on;
- 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 it is allowing the existing business to expand on the existing property;
- 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.

December 21, 2020

The Approval is subject to the following conditions:

- 1) if applicable, revision of the site plan to include the existing 32' x 30' (960 square-foot) open shed building which was not included in the previously-approved PUD, prior to submittal for any new building permits for the proposed expansion
- 2) if applicable, obtaining of an after-the fact building permit for the existing 32' x 30' (960 square-foot) open shed building, prior to submittal for any new building permits for the proposed expansion;
- 3) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: Add the following note to the PUD Site Plan – 1. “The proposed development must comply with all Engineering Department design requirements and Policy Letters.” 2. Retain GENERAL NOTES #2 - #5 and #12 as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT dated 11-19-2020. 3. Show and label the existing detention pond referenced in GENERAL NOTE #12.];*
- 4) placement of a note on a revised site plan stating the Traffic Engineering comments: *(Lot is limited to its existing curb cut, with size, location and design to 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.);*
- 5) 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.];*
- 6) 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). 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;*
- 7) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for site development permits; and
- 8) 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