



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2022

Thomas Latham  
Clark, Greer, Latham, and Associates  
3901 Spring Hill  
Mobile, Alabama 36608

**Re: 1066 Hillcrest Road**

(Northwest corner of Hillcrest Road and Johnston Lane).

Council District 6

**PUD-001957-2022**

**Richardson, Inc.**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on March 3, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval for 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 greater flexibility is required due to the scope and scale of the site, and due to existing conditions and constraints;
- 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*), by allowing multiple buildings on a single building site and reduced frontage landscaping;
- 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 is endeavoring to maintain the economic viability of a commercial corridor of the city;

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

- 1) Placement of a note on the revised site plan stating the carwash facilities will meet the enclosure and screening requirements of Section 64-12 of the Zoning Ordinance;
- 2) Revision of the site plan to depict compliance with the minimum width requirements of Section 64-6.A. of the Zoning Ordinance for one-way and two-way traffic circulation.
- 3) Revision of the site plan to illustrate the direction of on-site traffic circulation;

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- 4) Placement of a note on the revised site plan stating the site shall comply with the parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance, and that a photometric plan in compliance with these requirements will be submitted at the time of permitting;
- 5) Placement of a note on the site plan stating that the site will comply, with the exception of frontage landscape area, with the tree planting and landscape area requirements of Section 64-4.E. of the Zoning Ordinance, and that a tree planting and landscape area plan in compliance with these requirements will be submitted at the time of permitting;
- 6) Placement of a note on the revised site plan stating any dumpster placed on the property will meet the enclosure and sanitary sewer requirements of Section 64-4.D.9. of the Zoning Ordinance;
- 7) Revision of the site plan to illustrate a sidewalk along Johnston Lane, or submission of a Sidewalk Waiver for review by the Planning Commission, prior to the approval of any associated permits;
- 8) Revision of the site plan to either identify compliance with the residential buffer requirements of Section 64-4.D.1. of the Zoning Ordinance, or to illustrate a buffer in compliance with these requirements;
- 9) Placement of a note on the revised site plan stating no structures shall be placed within any easement without permission of the easement holder;
- 10) Compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a) 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 Permitting 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). b) 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 and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c) 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 d) Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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. e) 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. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 11) Placement of a note on the site plan stating Traffic Engineering comments: *(Driveway number, 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.);*12)

**PUD-001957-2022 RICHARDSON, INC.**

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- 12) **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 13) **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.); and,*
- 14) **Provision of a copy of the revised PUD site plan for review by the Planning and Zoning Department prior to the approval of any permits.**

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 Fappas  
Deputy Director of Planning and Zoning