



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 9, 2018

Springhill Village, LLC
PO Box 16167
Mobile, AL 36619

Re: 4350, 4354, 4356, 4358, 4360, 4362, 4364 and 4366 Old Shell Road
(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).
Council District 7
PUD-000677-2018
Springhill Village, LLC

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

At its meeting on October 4, 2018, the Planning Commission considered Planned Unit Development Approval to allow multiple building on a single building site, shared access and parking and reduced front-yard setbacks to accommodate to new businesses.

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 allows for multiple buildings with mixed uses on a single building site, and allows for implementation of aspects of the Blueprint for Spring Hill plan;
- 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 reduced parking requirements will allow for increased use of the site within its existing area;
- 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 development will not require additional area to be incorporated into the site and will re-purpose existing site area;

- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will not be any expansion of the site area;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the proposed new buildings are close to the street frontage instead of within the site and will cover only a small portion of the total site area; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because some parking within the public right-of-way is proposed and wider public sidewalks are proposed.

The Approval is subject to the following conditions:

- 1) approval of a one-lot Subdivision to create a legal lot of record of the site;
- 2) revision of the site plan to provide a chart of parking calculations based on the ratio of one space per 450 square feet of gross floor area for general business uses, one space per 300 square feet of gross floor area for restaurant/lounge area, and no parking required for residential use, with all fractional numbers rounded up;
- 3) approval of a variance to allow the reduced building frontage along both streets;
- 4) approval of a variance to allow the increased access drive width for the divided two-way drive along Old Shell Road;
- 5) approval of a Sign Variance to allow the two pylon signs to remain on site;
- 6) revision of the site plan to provide landscaping and tree planting for 10% of the total site, to be coordinated with the Planning and Zoning staff and Long Range Planning prior to submittal;
- 7) compliance with the Engineering comments: *[RETAIN NOTES #1 - #7 AS SHOWN ON THE PUD SITE PLAN. Revise, as necessary, the existing two (2) dumpster pads to isolate and collect the storm runoff and transport it to the sanitary sewer system.]*;
- 8) compliance with all Traffic Engineering comments: *A) Site is limited to two curb cuts per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. (This should also be a note on the site plan). B) 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. C) Handicap parking spaces on site do not illustrate the required access aisle. Modifications to include the aisles may change the number of onsite parking spaces. D) The proposed on-street parking should be adjacent to sidewalk so that patrons aren't required to traverse grass/landscaping to access the site. E) Sidewalk on McGregor Avenue should also be designed to connect to the existing sidewalk on adjacent property to the south. F) Roadway widening may be necessary on McGregor Avenue to accommodate the relocation of the entrance to the site. Striping modifications will be required to restripe the turn lane to a two-way turn lane, now that the left turns into the site and onto Princess Anne will have to share the same lane to turn left.*
- 9) 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*

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both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).];

- 10) 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).];*
- 11) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan reflecting all required revisions of this review and incorporating all Board of Zoning Adjustment decisions prior to signing the Final Plat for the Subdivision; and
- 12) completion of the Subdivision process prior to any request for land disturbance.


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: Duplantis Design Group