



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2016

Matthew M. Brooks  
1030 Philip Street  
New Orleans, LA 70130

**Re: 110 South University Boulevard**  
(West side of South University Boulevard, 2/10 mile± South of Old Shell Road).  
**ZON2016-01127**  
**Matthew M. Brooks**

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

At its meeting on June 16, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple lots and multiple buildings on multiple lots.

**After discussion, the Planning Commission approved the request, subject to the following conditions:**

- 1) retention of the 25' minimum building setback lines;
- 2) revision of the site plan to illustrate a residential buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the rear property line;
- 3) revision of the site plan to depict curbing or bumper stops or wheel stops to prevent cars from encroaching onto the sidewalk or landscape areas;
- 4) compliance with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance regarding lighting;
- 5) submission of a photometric plan at the time of submittal of a building permit;
- 6) full tree and landscaping compliance per Section 64-4.E of the Zoning Ordinance;
- 7) revision of the site plan to depict the required landscape areas with calculations reflecting total landscaping and total frontage landscaping;
- 8) dumpsters must be in full compliance with Section 64-4.D.9;
- 9) any freestanding signage at the site is limited to a monument sign;
- 10) provision of marked crosswalks extending from internal sidewalks on the South side of the site;

- 11) extend the internal sidewalks around the parking lot curve radius to provide a better location for the crosswalk;
- 12) compliance with Engineering comments: *“ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 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). 2. 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, paving, and all above ground structures, 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. 3. 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. 4. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.”*;
- 13) compliance with Traffic Engineering comments: *“Site is limited to the driveways as illustrated on an approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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. Location of “overstory canopy trees” may need to be adjusted to maintain visibility of the apartment’s existing monument sign to meet E911 requirements.”*;
- 14) 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). Preservation status is to be given to the 60” Live Oak Tree located on the East side of Lot 3. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.”*;
- 15) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”*and

**Matthew M. Brooks PUD**  
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**16) revised site plans to be submitted to the Planning and Zoning Department  
prior to the submission of land disturbance or building permits.**

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: \_\_\_\_\_  
Bert Hoffman  
Principal Planner

cc: Springhill Mobile Partners, LLC  
E P & Associates, Inc.