



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

S&R Development
200 Riverwind Dr. East, Ste. 108
Pearl, MS 39208

Re: 1485 Satchel Paige Drive
(North corner of Satchel Paige Drive and Bolling Bros Boulevard)
Council District 3
ZON2016-01456
S & R Development

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

At its meeting on August 18, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking.

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

- 1) New signage for the proposed hotel site to comply with the Planned Unit Development sign package approved by the Planning Commission at its September 18, 2014 meeting;
- 2) Provision of a tree and landscape plan at time of land disturbance application that depicts full compliance with the tree and landscape requirements of Section 64-4.E. of the Zoning Ordinance, including the provision of total and frontage landscape area calculations;
- 3) Provision of a photometric plan at time of land disturbance application that depicts full compliance with the parking area lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;
- 4) Any dumpsters located on the site must be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. The detention facility shall be maintained as it was constructed and approved. Each Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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. 2. 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.);

- 6) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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).*);
- 8) 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)*);
- 9) Provision of a revised PUD site plan reflecting the conditions of approval prior to land disturbance requests; and
- 10) Full compliance with all other municipal codes and ordinances.

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: _____


Richard Olsen
Deputy Director of Planning & Zoning

cc: McGowin Park, LLC
Berry Engineers, LLC