



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 21, 2020

Swintstorage Mobile-AL, LLC
1 Potter Lane
Savannah, GA 31411

Re: 429 Bel Air Boulevard

(Northeast corner of Bel Air Boulevard and Television Avenue).
Council District 5

PUD-001444-2020

Super Mega Boat & RV Storage

Planned Unit Development approval to allow multiple buildings on a single building site with shared access between two building sites.

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 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 it allows for traffic flow between multiple building sites;
- 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 proposed uses will allow the site to maximize its ability to be utilized;
- 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 a portion of the over-all site will be re-purposed with access to the existing developed portion; and
- 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 site area, and the site will acquire landscaping and tree plantings which were not previously provided.

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The Approval is subject to the following conditions:

- 1) coordination with staff on the location of heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings;
- 2) revision of the site plan to provide parking calculations for any proposed office area, and illustration of dedicated parking spaces for such, or the placement of a note on the site plan stating that no office area will be provided;
- 3) revision of the site plan to provide calculations for parking trees should office area be provided;
- 4) retention of the note on the site plan stating that trash disposal will be via either curb side service or commercial can pickup;
- 5) revision of the site plan to provide a public sidewalk along Television Avenue, or submission of a Sidewalk Waiver application;
- 6) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 7) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location and design are subject to an approved PUD for this site and shall 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.);*
- 8) compliance with the Engineering comments: *[1. Retain SITE NOTES #4 - #9, as shown on the MOBILE CITY PUD Application drawing PLANNED UNIT DEVELOPMENT (sheet 1 of 1) dated 11-18-2020. 2. Label the type of surface is proposed for the "MANEUVERING AREA"];*
- 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 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.];*
- 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). 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.];*
- 11) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 12) 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.

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Rowe Engineering & Surveying