



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2021

David Shumer
Barton & Shumer Engineering LLC
3213 Midtown
Mobile, Alabama 36606

Re: 2614, 2616 and 2618 Dauphin Street and 6 and 8 Tacon Street
(Northeast corner of Dauphin Street and Tacon Street).
Council District 1
PUD-001844-2021
Williams Financial
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 18, 2021, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow for more than one building on the site;
- 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 it will allow for two structures on a single building site;
- 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 property within an existing developed area will be put into compliant use;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because public utilities and services are already in place.

The Approval is subject to the following conditions:

- 1) remove the note that states: “landscaping compliance to be maintained at existing levels”;
- 2) full compliance with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 3) relocation of the generator pad to be a minimum of 5’ from the side property line if the generator will exceed 36” in height;
- 4) retention of the note stating that curbside pick-up will be utilized;
- 5) provision of a compliant photometric site plan at the time of permitting;
- 6) compliance with the Engineering comments: *(1. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN - 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. 2. Retain NOTES #1 - #5, as shown on the PUD SITE PLAN dated 10-15-20213.);*
- 7) compliance with all 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.);*
- 8) 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 [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.); and*
- 9) 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.);*
- 10) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to the issuance of permits; and
- 11) 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.

PUD-001844-2021 Williams Financial
November 22, 2021

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas
Deputy Director of Planning and Zoning