



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2017

Development Management Group, LLC
ATTN: Ken Knuckles
4209 Gallatin Pike
Nashville, TN 37216

Re: 1753 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard).
Council District 1
PUD-000146-2017
Ken Knuckles (Development Management Group, LLC)

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

At its meeting on July 21, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple sites.

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

- 1) **submission of 7 copies of the Final Plat for "A Resubdivision of Lot 1, Springhill-Louiselle Subdivision";**
- 2) **obtaining a demolition permit for the existing structure prior to issuance of land disturbance or building permits;**
- 3) **revision of the site plan/ tree and landscape plan to depict the total/frontage landscaping area calculations and depict full compliance with Section 64-4.E of the Zoning Ordinance;**
- 4) **placement of a note on the site plan stating the dumpster is in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 5) **placement of a note on the site plan stating no structures shall be constructed or placed within any easements;**
- 6) **retention of sidewalks on any future plans;**
- 7) **compliance with Engineering comments: *(RETAIN THE FIVE (5) ENGINEERING NOTES SHOWN ON THE FOLLOWING NOTES ON THE PUD SITE PLAN (labeled PRELIMINARY 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***

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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.”;

- 8) compliance with Traffic Engineering comments: *“Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one direct curb cut on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Site is also limited to one curb cut to Mobile Infirmary Boulevard, 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. Although site access is similar to a previously approved PUD, cross access has been modified that may impact the previous ALDOT approval the site had for its own right-in only access to the site. Developer should provide confirmation from ALDOT that the proposed access from Spring Hill Avenue is acceptable as the PUD approval is site plan specific.”;*
- 9) 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).”;*
- 10) compliance with 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 of a photometric plan at time of permitting;
- 12) provision of two copies of the revised Planned Unit Development site plan prior to the signing of the Final Plat; and
- 13) completion of the Subdivision process prior to land disturbance or permits for new construction (demo is ok).

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: _____

Bert Hoffman
Principal Planner

cc: Gulf Health Properties, Inc.
Sandefur Properties, LLC