



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Rowe Engineering & Surveying, Inc.
Cecil Hudson
3502 Laughlin Drive
Suite B
Mobile, AL 36693

Re: 3673 and 3679 Airport Boulevard

(South side of Airport Boulevard, 355'± East of Montlimar Drive, extending to the West side of Montlimar Creek Drainage Canal).

Council District 5

PUD-001671-2021

Airport Boulevard Storage, LLC

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

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

At its meeting on July 15, 2021, the Planning Commission considered the above reference Planned Unit Development.

The Commission found 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 will allow shared parking and access between two properties;
- 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 two properties to share access and parking;
- 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;
- d. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the new structure will be small compared to the over-all site;

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- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because the site has access to existing infrastructure.

The approval is subject to the following:

- 1) revision of the legal description on the site plan to include both Lots A and B, Kola Mobile Subdivision;
- 2) revision of the site plan to provide the size of the existing restaurant building;
- 3) revision of the site plan to provide parking calculations for the existing restaurant;
- 4) placement of a note on the site plan stating that landscaping and tree plantings shall comply with the 2019 PUD site plan, to be coordinated with Planning and Zoning staff;
- 5) revision of the site plan to either illustrate compliant dumpsters, or placement of a note on the site plan stating that dumpsters will not be utilized and refuse collection will be via curbside service or private can collection;
- 6) revision of the site plan to identify the water and sewer easements along the Airport Boulevard frontage and at the South end of Lot B;
- 7) retention of the note on the site plan stating that no structure shall be constructed or placed within any easement without permission of the easement holder;
- 8) compliance with the Engineering comments: *(Retain NOTES #3 - #8, as shown on the PUD Site Plan drawing SHEET 1 of 1.);*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) 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.];*
- 11) 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.];*
- 12) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for building or land disturbance permits; and
- 13) full compliance with all municipal codes and ordinances.

PUD-001671-2021 Airport Boulevard Storage, LLC
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Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

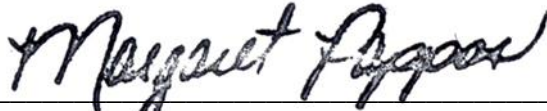
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

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

Margaret Pappas

Deputy Director of Planning and Zoning