



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 26, 2020

Kari P. Givens
Byrd Surveying, Inc
2609 Halls Mill Road
Mobile, AL 36606

Re: 5212 & 5240 Willis Road

(Southwest corner of Willis Road and Willis-Sermon Connector).

Council District 4

PUD-001346-2020

BendPak, Inc.

Planned Unit Development approval to allow shared parking and access between multiple sites, and landscape area modifications.

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

At its meeting on August 20, 2020, the Planning Commission considered the above referenced Planned Unit Development approval to allow shared parking and access between multiple sites, and landscape area modifications.

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 the proposal will redevelop an existing site and connect it to an adjacent existing development;
- 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 a business to expand onto an adjacent lot;
- 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), as it will redevelop an existing industrial property;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it will not involve any undeveloped property;
- e. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because the new

August 26, 2020

construction will take place in an area already served by various utilities and public services.

The Approval is subject to the following conditions:

- 1) Recording of a storm water detention facility maintenance agreement in Mobile County Probate Court, inclusive of and approved by the owners of Lots 2 and 3;
- 2) Coordination with staff regarding tree compliance for Lot 2;
- 3) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD 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 Permitting 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 land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving 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. 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. 5. 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. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 4) Compliance with Traffic Engineering comments, and placement of the comments as a note on the site plan (*The site is limited to one curb cut to Willis Road, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) 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). 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.);*

BendPak, Inc. PUD-001346-2020

August 26, 2020

- 6) 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)*);**
- 7) Provision of a revised PUD site plan prior to request for permits associated with new construction; and**
- 8) Full compliance with all other 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Rappas
Deputy Director of Planning and Zoning

cc: Gulf Equipment Corporation