



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

McGowin Park LLC  
736 Cherry St.  
Chattanooga, TN 37402

**Re: 1401 Satchel Paige Drive**

(Northeast corner of Satchel Paige Drive and Bolling Bros Boulevard extending East to the West side of McVay Drive, and extending North to the South side of Government Street).

**ZON2014-01780**

**McGowin Park East**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking and allow increased signage for a retail shopping center.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking and allow increased signage for a retail shopping center.

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

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) compliance with Engineering Department Comments: *(No new comments, previous comments still apply: (1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, 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. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*

- 3) compliance with traffic engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study;*);
- 4) compliance with Fire Department comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 6) approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);
- 7) development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;
- 9) all internal road construction (public and private) to be to City standards;
- 10) construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);  
limited to the sign package as revised for and described in this application and noted on the submitted drawings (*a 30' tall free-standing multi-tenant sign on McGowin Park- East Development along I-65, and located on Sheet CSP- 02 and depicted for size and character on Sheet CSP-03; Monument signs shall be allowed in numbers and locations shown on Sheet CSP-02 and as depicted for size and character on Sheet CSP-04. Each Outparcel lot shall be allowed one (1) monument sign; For the purpose of wall signs the following are different building types within the overall development: Anchor Tenant Building shall be defined as a tenant space exceeding 12,000 square feet. These tenants shall be allowed additional signage size and types as depicted within the CSP in keeping with the tenant's "national branding". East Development (Parcel A'- Lot 11) Anchor tenants shall be allowed rear wall signs not to exceed three-hundred-fifty (350) square feet and signage at rear service door(s); ); Retail Tenant Building shall be defined as a single tenant up to 12,000 square feet that is not a part of a Multi-tenant Shops Building and has a building depth that exceeds 100'. Wall signage requirements shall conform to those of "In-line Multi-tenant Shops Buildings"; In-Line Multi-tenant Shops Building shall be defined as a building not exceeding 100' in depth that contains multiple tenants of varying widths. Signage requirements shall be as follows and as depicted on Sheets CSP-07 and CSP-09: Wall signs, canopy signs, projecting (blade) signs and window signs may be used in any combination and the sum of the square footage of all sign types may not exceed 30% (thirty percent) of the tenant's wall*

*area- as defined as the frontage distance from Lease Line to Lease Line multiplied by the building height from floor to top of the parapet. End tenants not adjoining an adjacent tenant shall be allowed signage on the side wall as described above except that the wall area for side-wall signage shall be defined as the wall area for the tenant's front façade. At the rear walls of tenant spaces, each tenant shall be allowed only a wall sign and signage on rear service door(s). The wall sign for rear walls shall be restricted to the size no greater than the tenant's front façade wall sign; Freestanding Multi-tenant Shops Building shall be defined as a building that does not abut an Anchor Tenant or Retail Tenant building and that contains multiple tenants. Signage requirements for wall areas shall conform to "In-line Multi-tenant Shops Buildings"; Freestanding Single-tenant Retail Building shall be defined as a single-tenant building that is the only building located on a subdivide Lot. In addition to one monument sign, the tenant shall be allowed signage on three (3) sides of the building. Signage for these building faces shall be per the front and side wall requirements of "In-line Multi-tenant Shops Building" above. The requirements as set forth in the City of Mobile Code of Ordinances Chapter 64-Zoning; Section 64-11 "Sign regulation provisions" shall govern where not specifically addressed within this Comprehensive Signage Package. Minor deviations to requirements of this CSP may be made by City of Mobile Urban Development staff with the written authorization of the Developer. All other signs allowed by or determined to not require permit by Chapter 64-Zoning, Section 64-11 shall be permitted.);*

- 11) compliance with landscaping and tree planting requirements;
- 12) retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
- 13) lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 14) submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
- 15) full compliance with all other municipal codes and ordinances.

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: 

Richard Olsen  
Deputy Director of Planning

cc: Berry Engineers



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

McGowin Park LLC  
736 Cherry St.  
Chattanooga, TN 37402

**Re: 1250 and 1400 Satchel Paige Drive**

(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending West to the East side of I-65, and extending North to the South side of Government Street).

**ZON2014-01781**

**McGowin Park West**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking and allow increased signage for a retail shopping center.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking and allow increased signage for a retail shopping center.

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

- 1) **completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);**
- 2) **compliance with Engineering Department Comments: *(No new comments, previous comments still apply: (1) Each Lot Owner shall be required to submit a Land Disturbance Permit application 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, 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. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));***

- 3) compliance with traffic engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study;*
- 4) compliance with Fire Department comments: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 6) approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);
- 7) development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;
- 9) all internal road construction (public and private) to be to City standards;
- 10) construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);  
*limited to the sign package as revised and described in the application (Freestanding Signs: a 50' tall free-standing multi-tenant sign on McGowin Park-West Development as located on Sheet CSP- 02 and depicted for size and character on Sheet CSP-03; Monument Signs: Monument signs shall be allowed in numbers and locations shown on Sheet CSP-02 and as depicted for size and character on Sheet CSP-04. Each Outparcel lot shall be allowed one (1) monument sign. For the purpose of wall signs the following are different building types within the overall development: Anchor Tenant Building shall be defined as a tenant space exceeding 12,000 square feet. These tenants shall be allowed additional signage size and types as depicted within the CSP in keeping with the tenant's "national branding". East Development (Parcel 'A'- Lot 11) Anchor tenants shall be allowed rear wall signs not to exceed three-hundred-fifty (350) square feet and signage at rear service door(s). Retail Tenant Building shall be defined as a single tenant up to 12,000 square feet that is not a part of a Multi-tenant Shops Building and has a building depth that exceeds 100'. Wall signage requirements shall conform to those of "In-line Multi-tenant Shops Buildings". In-Line Multi-tenant Shops Building shall be defined as a building not exceeding 100' in depth that contains multiple tenants of varying widths. Signage requirements shall be as follows and as depicted on Sheets CSP-07 and CSP-09: Wall signs, canopy signs, projecting (blade) signs and window signs may be used in any combination and the sum of the square footage of all sign types*



**McGowin Park West PUD**  
**September 22, 2014**

*may not exceed 30% (thirty percent) of the tenant's wall area- as defined as the frontage distance from Lease Line to Lease Line multiplied by the building height from floor to top of the parapet. End tenants not adjoining an adjacent tenant shall be allowed signage on the side wall as described above except that the wall area for side-wall signage shall be defined as the wall area for the tenant's front façade. At the rear walls of tenant spaces, each tenant shall be allowed only a wall sign and signage on rear service door(s). The wall sign for rear walls shall be restricted to the size no greater than the tenant's front façade wall sign. Freestanding Multi-tenant Shops Building shall be defined as a building that does not abut an Anchor Tenant or Retail Tenant building and that contains multiple tenants. Signage requirements for wall areas shall conform to "In-line Multi-tenant Shops Buildings". Freestanding Single-tenant Retail Building shall be defined as a single-tenant building that is the only building located on a subdivide Lot. In addition to one monument sign, the tenant shall be allowed signage on three (3) sides of the building. Signage for these building faces shall be per the front and side wall requirements of "In-line Multi-tenant Shops Building" above. The requirements as set forth in the City of Mobile Code of Ordinances Chapter 64-Zoning; Section 64-11 "Sign regulation provisions" shall govern where not specifically addressed within this Comprehensive Signage Package. Minor deviations to requirements of this CSP may be made by City of Mobile Urban Development staff with the written authorization of the Developer. All other signs allowed by or determined to not require permit by Chapter 64-Zoning, Section 64-11 shall be permitted.);*

- 11) compliance with landscaping and tree planting requirements;
- 12) retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
- 13) lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 14) coordination with Traffic Engineering and Planning regarding design modifications to the driveway for the gas station facility;
- 15) submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
- 16) full compliance with all other municipal codes and ordinances.

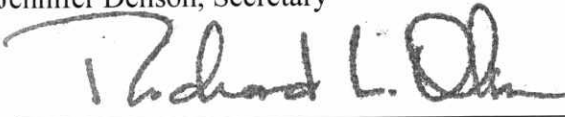
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Berry Engineers