



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Dunnaway Corporation
4710 Belle Isle Lane
Mobile, AL 36619

Re: 4410 Birchwood Drive East and 4548 & 4568 Halls Mill Road
(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the South terminus of Birchwood Drive).
Council District 4
PUD-000083-2017
Dunnaway Corporation

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

At its meeting on May 18, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site for a church school and daycare in an R-1, Single-Family Residential District and shared access and parking between two building sites.

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

- 1) Shared access and parking are allowed until September 30, 2017;**
- 2) Revision of the site plan to illustrate the proposed improvements on the school site as well as existing improvements to the church site;**
- 3) Provision of frontage trees along the Halls Mill Road frontage;**
- 4) Denial of access to Knob Hill Drive, with revision of the site plan to depict a fence blocking access to Knob Hill Drive;**
- 5) Provision of a 6-foot high wooden privacy fence or evergreen buffers where there is insufficient buffering adjacent to residential uses;**
- 6) Placement of a note on the site plan stating that if a dumpster is placed on the site, it must be located in compliance with Section 64-4.D.9. of the Zoning Ordinance;**

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- 7) **Parking to be illuminated in compliance with Section 64-6.A.8. of the Zoning Ordinance, including the provision of a photometric plan at time of application for land disturbance;**
- 8) **Compliance with Engineering comments (*No Comments. The Engineering Dept. Notes Are Shown On The Proposed Site Plan Submitted And Dated April 17, 2017.*);**
- 9) **Compliance with Traffic Engineering comments (*If the Commission considers allowing the off-site parking, the condition of the gated access to Knob Hill Drive should be modified to not allow access to/through that point until such time that the permanent surface is placed for the parking and access areas in the northern portion of the site.*);**
- 10) **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).*);**
- 11) **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)*);**
- 12) **Provision of a revised site plan reflecting these conditions; and,**
- 13) **Full compliance with all municipal codes and ordinances, including obtaining all necessary permits for building renovation.**

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: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: First Independent Southern Methodist
Don Williams Development
Polysurveying & Engineering, Inc.