



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2018

Pinebrook Investment, LLC
P. O. Box 81934
Mobile, AL 36689

Re: 3950 Airport Boulevard
(Northeast corner of Airport Boulevard and McGregor Avenue).
Council District 5
PUD-000462-2018 (Planned Unit Development)
Pinebrook Investment, LLC

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

At its meeting on April 19, 2018, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development Approval to allow changes to the sidewalk design and sidewalk ramp location.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of 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 an existing shopping center has been updated and modernized, to allow continued tenant operation;
- 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 multiple buildings and lots share parking and access;
- 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 the updating and modernization of the shopping center did not require new construction on raw land;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the

- updating and modernization of the shopping center did not eliminate any existing urban amenities or natural features, and improved the existing urban fabric;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because landscape areas and trees were added to the parking area and the site, increasing the amount of greenspace available to customers;
 - f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the site improvements included improved traffic control along Airport Boulevard and McGregor Avenue, and otherwise did not place additional demands for new infrastructure.

The Approval is subject to the following conditions:

- 1) 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 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.);*
- 2) Placement of a note on the site plan stating that any new site development or redevelopment may require a new application for Planned Unit Development review;
- 3) Full compliance with all municipal codes and ordinances; and
- 4) Provision of a revised PUD site plan to the Planning & Zoning Department.

Pinebrook Investment, LLC PUD
April 20, 2018

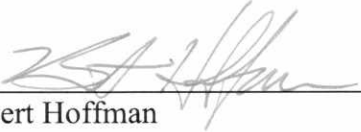
Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

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: Rowe Engineering & Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2018

Pinebrook Investment, LLC
P. O. Box 81934
Mobile, AL 36689

Re: 3950 Airport Boulevard
(Northeast corner of Airport Boulevard and McGregor Avenue).
Council District 5
SUB-SW-000464-2018 (Sidewalk Waiver)
Pinebrook Investment, LLC
Request to waive construction of a sidewalk along Airport Boulevard.

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

At its meeting on April 19, 2018, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, the Planning Commission approved the request to waive construction of a sidewalk along a portion of Airport Boulevard.

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: Rowe Engineering & Surveying, Inc.