



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 9, 2018

UMS Wright Corp.
65 N. Mobile Street
Mobile, AL 36607

Re: 65 North Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending North and West to the CN Railroad right-of-way and the South terminus of Martin Street).

Council District 1

PUD-000442-2018 (Planned Unit Development)

UMS-Wright Corporation

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

At its meeting on April 5, 2018, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to add two 36' x 24' modular buildings to a single building site with multiple buildings in an R-1, Single-Family Residential District.

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 it will allow a temporary use in preparation for future development on the site;
- 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 the continuation of the school's educational mission during a time of physical facilities transition;
- 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 small amount of space will actually be required for the proposed use;

- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will be no loss of landscaping or trees on the site;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there should be no disruption to internal site pedestrian and traffic flow, or reduction in open space;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with Engineering comments: *[Revise NOTES #2 to delete the following portion of the last sentence "... AND MUST COMPLY WITH ... STORM SEWER SYSTEM PIPING)" ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:*
1. 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. 2. 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. 3. 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. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];
- 3) compliance with Traffic Engineering comments: *(Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 4) 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).];*

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- 5) 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).];**
- 6) full compliance with all municipal codes and ordinances; and**
- 7) submission of a revised PUD and PA site plan prior to any request for permits.**


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: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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April 9, 2018

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65 N. Mobile Street
Mobile, AL 36607

Re: 65 North Mobile Street

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Council District 1

PA-000443-2018 (Planning Approval)

UMS-Wright Corporation

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

At its meeting on April 5, 2018, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing school in an R-1, Single-Family Residential District to include two temporary modular classroom buildings.

After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the limited scope and temporary nature;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the buildings are located out of any traffic lanes and no increased traffic is anticipated; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, will be temporary in nature, and will be associated with the functioning of the site as a school.

The approval is subject to the following conditions:

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- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with the Traffic Engineering comments: (Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 3) 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).];
- 4) 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).];
- 5) full compliance with all municipal codes and ordinance; and
- 6) submission of a revised PUD and PA site plan prior to any request for permits.

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

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