



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Cowles, Murphy, Glover & Assoc.
457 St. Michael St.
Mobile, AL 36602

Re: 401 Cochrane Causeway

(West side of Cochrane Causeway, 600'± North of Sixth Street).

Council District 2

PUD-000565-2018

Cowles, Murphy, Glover & Associates

Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between building sites.

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

At its meeting on July 19, 2018, the Planning Commission considered Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between building sites.

After discussion, the Planning Commission adopted 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 it allows for the reconfiguration of an existing and developed site to meet the owner's needs;
- b) the proposal promotes the objectives of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because the proposed addition is within the site and not along street frontages requiring setbacks;
- 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 development), because the development is within a developed area of the boatyard and does 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 project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because it is of minimal size compare to the rest of the site; and

- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

The Approval is subject to the following conditions:

- 1) obtaining of after-the-fact building permits for the three existing office buildings on the site prior to the issuance of Building Permits for the proposed trailer's installation;
- 2) signing and recording of Davenport Properties Subdivision, Unit Three, and submittal of seven copies of the recorded Final Plat to Planning and Zoning prior to the issuance of Building Permits for the proposed trailer's installation;
- 3) subject to the Engineering comments: *[1. Label all of the proposed future work items. 2. Many of the notes shown on the PUD site plan are applicable to a set of construction plans but not a PUD site plan (i.e. 1-5). 3. Add the following note to the PUD site plan - A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.];*
- 4) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) subject to the 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).];*
- 6) subject to the Fire Department 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) revision of the site plan to include any notes required of this approval; and
- 8) submittal to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision.

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 Pappas

Deputy Director of Planning and Zoning

cc: Blakeley Boatworks, Inc.