



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Alexander Nicolson
11 Kirby Street
Mobile, AL 36607

Re: 1007 Spring Hill Avenue
(South side of Spring Hill Avenue, 80'± East of Pine Street).
Council District 2
PUD-000085-2017 (Planned Unit Development)
Alexander Nicolson

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

At its meeting on May 18, 2017, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission granted CONCEPTUAL APPROVAL, subject to the following conditions:

- 1) **Submission for Final Approval to the Planning Commission, to include:**
- 2) **Revision of the site plan to depict adequate access aisles for vehicle maneuvering, whether completely on this site or inclusive of the property adjacent to the West (which may amend some conditions of this Conceptual Approval);**
- 3) **Revision of the site plan to provide a 6' high privacy fence in accordance to Section 64-4.D.1. of the Zoning Ordinance to the South of the subject property where it abuts residential property;**
- 4) **Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development;**
- 5) **Placement of a note on the site plan stating that the site is limited to the existing curb-cut onto Springhill Avenue, with the size, design and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and in compliance with AASHTO standards;**
- 6) **Provision of information regarding the amount of office space versus warehouse space;**
- 7) **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, paving, and all above ground structures, will need to*)**

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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. 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

- 8) *Compliance with Traffic Engineering comments: (Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Upon redevelopment, the lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards. 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. The handicap parking as shown does not meet minimum requirements as no adjacent aisles are illustrated. The parking illustrated that requires backing into the right-of-way is not recommended.)*
- 9) *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).)*
- 10) *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).)*


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: Frank Kruse, Administrator, Estate of Thomas Diamond



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MOBILE CITY PLANNING COMMISSION

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May 23, 2017

Alexander Nicolson
11 Kirby Street
Mobile, AL 36607

Re: 1007 Spring Hill Avenue
(South side of Spring Hill Avenue, 80'± East of Pine Street).
Council District 2
PA-000084-2017 (Planning Approval)
Alexander Nicolson

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

At its meeting on May 18, 2017, the Planning Commission considered for Planning Approval to allow furniture manufacturer in a B-4, General Business District.

After discussion, the Planning Commission granted CONCEPTUAL APPROVAL, subject to the following conditions:

- 1) **Submission for Final Approval to include:**
- 2) **Revision of the site plan to depict adequate access aisles for vehicle maneuvering, whether completely on this site or inclusive of the property adjacent to the West (which may amend some conditions of this Conceptual Approval);**
- 3) **Revision of the site plan to provide a 6' high privacy fence in accordance to Section 64-4.D.1. of the Zoning Ordinance to the South of the subject property where it abuts residential property;**
- 4) **Placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development;**
- 5) **Placement of a note on the site plan stating that the site is limited to the existing curb-cut onto Springhill Avenue, with the size, design and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and in compliance with AASHTO standards;**
- 6) **Provision of information regarding the amount of office space versus warehouse space;**
- 7) **Compliance with Traffic Engineering comments: (*Spring Hill Avenue (U.S. Highway 98) is an ALDOT maintained roadway. Upon redevelopment, the lot is limited to one*)**

Alexander Nicholson PA
May 23, 2017

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- 8) **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).)*
- 9) **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).)*

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

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