



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

Pinebrook Investment, LLC
P. O. Box 18934
Mobile, AL 36689

Re: 3950, 3952, 3954, 3958, 3960, 3962, 3964, 3966, 3968, 3972 Airport Boulevard and 271, 273, 275, 277, 279, 281 and 283 South McGregor Avenue
(Northwest corner of Airport Boulevard and South McGregor Avenue).
Council District 5
ZON2015-02890
Pinebrook Investment, LLC

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

At its meeting on April 21, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow changes in parking layout, location of marquee signs, sidewalk designs and expansion of westernmost driveway to accommodate an additional turning lane.

After discussion, the Planning Commission held the matter over until the May 5th meeting, at the applicant's request, so that the following revisions can be submitted by April 22nd:

- 1) Revision of the site plan to depict the marking and signing of the service drive to be one-way in from Airport Boulevard at the building and one-way out (with "do not enter" signs) where the service drive rejoins the parking and circulation at the Northeast portion of the site (*thus the requested two-way circulation is denied*);**
- 2) Revision of the site plan to depict a 24-foot wide parking drive aisle if two-way access is proposed on the East side of the center, along McGregor Avenue, and rearrangement of parking spaces to comply with minimum size requirements found in Section 64-6. of the Zoning Ordinance.;**
- 3) Revision of the site plan to comply with Traffic Engineering comments: "*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning***

Pinebrook Investment, LLC PUD
April 26, 2016

Ordinance. There are several parking spaces on the west side of the site that restrict the access aisle to 14' – 15', and a staircase on the north side of the site (Petsmart) that restrict the access aisle to 17'. These widths are not conducive to two-way traffic and should be improved to provide a minimum 20' access aisle. The angled parking spaces proposed on the east side of the site do not meet the city's standard for required access aisle width, as defined in Section 64-6. Aisles 24' wide are required for two-way traffic (17' – 20.5' is not recommended).";

- 4) Revision of the site plan to depict a sidewalk between the signalized intersection and the Western-most boundary of the site, or provision of a statement that a Sidewalk Waiver will be requested; and
- 5) Correction of discrepancies between the civil site plan and the landscape plan, and submission of revised plans as part of the PUD submittal.

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

cc: Rowe Engineering & Surveying, Inc.