



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

BRPC Holdings LLC  
41 West I-65 Service Road North, Suite 310  
Mobile, AL 36608

**Re: 3703 Old Shell Road**

(Southwest corner of Old Shell Road and Wacker Lane South).  
Council District 7

**PUD-001216-2020**

**BRPC Holdings, LLC**

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced Planned Unit Development.

**After discussion, the Planning Commission determined 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 will allow for the renovation and reuse of an existing historic resource;
- 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 the site's historic designation limits the options for modifications to the existing site, and when the site was developed in the 1860s, such limitations were not in place;
- 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 existing site will be renovated;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because it will not result in the new development of property;

March 23, 2020

The Approval is subject to the following conditions:

- 1) Compliance with Engineering comments [*1. Correct/Revise the north arrow. 2. Add a scale/graphic scale. 3. Add a vicinity map. 4. Add a legend. 5. Label all existing and proposed structures and features, or add a note that would say something about everything is existing except for those features labeled as proposed. 6. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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). b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 2) Compliance with Traffic Engineering comments, and placement as a note on the site plan (*Site is limited to existing curb cuts, with size, location and design of any changes to be approved by Traffic Engineering and conform to AASHTO standards. All 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.*);
- 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) Provision of one copy of the revised PUD site plan prior to any permit requests for site development; and
- 6) Full compliance with all municipal codes and ordinances.

**BRPC Holdings LLC PUD-001216-2020**  
**March 23, 2020**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By:

  
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Margaret Pappas  
Deputy Director of Planning and Zoning