



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

Ben R. Coate
107 Saint Francis Street, Suite 2900
Mobile, AL 36602

Re: **1 & 3 Mobile Infirmary Drive, 5 Mobile Infirmary Circle, and 176 Mobile Infirmary Boulevard**

(West side of Mobile Infirmary Drive, extending to the North terminus of Mobile Infirmary Circle).

Council District 1

PUD-001157-2019

Ben R. Coate

Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking between building sites.

Dear Applicant(s):

At its meeting on January 9, 2020, the Planning Commission considered the Planned Unit Development site plan to allow multiple buildings on a single building site along with shared access and parking between building sites.

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 utilizes properties on which previous structures were removed;
- 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 allows shared access within a development limiting congestion on a public street;
- 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 current site was previously approved as a PUD with shared access and is readily available;

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- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site which is already served by public infrastructure.

The Approval is subject to the following conditions:

- 1) revision of the site plan to illustrate and identify the 25' minimum building setback line along all five lots associated with the PUD;
- 2) revision of the site plan to illustrate the parking spaces within the area of the parking lot expansion;
- 3) provision of a photometric site plan at the time of submittal for development permits;
- 4) revision of the site plan to indicate a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will be via curb-side service or private can collection services;
- 5) revision of the site plan to indicate landscaping compliance based upon the total area of the five lots associated with the PUD;
- 6) revision of the site plan to indicate tree planting compliance along Mobile Infirmary Boulevard, to be coordinated with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings;
- 7) placement of a note on a revised site plan stating that future development on any of the five lots within the PUD will require an amended PUD to the Planning Commission;
- 8) compliance with the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN (Plan Sheet No. PUD-1): 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 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. 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.*

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

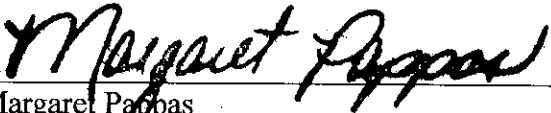
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to its existing number of curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) compliance with 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). 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.);*
- 11) compliance with the 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).];*
- 12) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for permits for development of the site; and
- 13) full compliance with all other municipal codes and ordinances.

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: Gulf Health Properties, Inc. an Alabama Corporation