



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 29, 2022

Lieb Engineering Company LLC
1290 Main St Unit: E
Daphne, AL 36526

Re: 631 Azalea Road
(North side of Azalea Road, 290'± West of Village Green Drive).
Council District 5
PA-002241-2022 (Planning Approval)
Wags and Walks

Planning Approval to amend the previously approved Planning Approval to allow the operation of a dog day care with outside runs in a B-2, Neighborhood Business District.

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

At its meeting on November 17, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because these services already exist in the area;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the business has been in operation for approximately 15 years without complaint; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the surrounding properties are zoned commercially, and primarily used as such.

The Approval is subject to the following conditions:

- 1) obtain after-the-fact permits for the 332± square foot accessory structure;
- 2) obtain all necessary permits for the construction of the proposed building;
- 3) coordination with staff at the time of permitting to insure the site maintains compliance with tree planting and landscape area compliance; and

PA-002241-2022 WAGS AND WALKS
NOVEMBER 29, 2022


- 4) full compliance with all municipal codes and ordinances.**

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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 29, 2022

Lieb Engineering Company LLC
1290 Main St Unit: E
Daphne, AL 36526

Re: 631 Azalea Road
(North side of Azalea Road, 290'± West of Village Green Drive).
Council District 5
PUD-002235-2022 (Planned Unit Development)
Wags and Walks
Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on November 17, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. 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 will allow an existing business to expand in its current location and share access with an adjacent lot;
- b. 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 it allows additional development and expansion of an existing business;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the site will remain in compliance with tree planting and landscape area requirements;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because services already exist in the area.

The Approval is subject to the following conditions:

PUD-002235-2022 WAGS AND WALKS
NOVEMBER 29, 2022

- 1) obtain after-the-fact permits for the 332± square foot accessory structure;**
- 2) obtain all necessary permits for the construction of the proposed building;**
- 3) coordination with staff at the time of permitting to insure the site maintains compliance with tree planting and landscape area compliance; and**
- 4) full compliance with all 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:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning