



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 26, 2022

Gerald Byrd
Byrd Surveying, Inc.
2900 Halls Mill Road
Mobile, Alabama 36606

Re: 600 Providence Park Drive East
(West side of Providence Park Drive East, 1,070'± South of Airport Boulevard).
Council District 6
SUB-002104-2022 (Subdivision)
Providence Park Resubdivision, Revised
Number of Lots / Acres: 3 Lots / 4.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

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

At its meeting on July 21, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' and 50' minimum building setbacks along the rights-of-way as depicted on the preliminary plat;
- 3) placement of a note on the Final Plat stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the NAME of the proposed subdivision (i.e., Providence Park Resubdivision, Resub of LOT A & B). C. Revise NOTE #2 – Revise “LOTS A AND B” to “LOTS 1-A, 6, AND 7”. D. Revise NOTE #2 – Revise “LOT A – NONE, LOT B – NONE” to “LOT 1-A – NONE, LOT 6 – NONE, AND LOT 7 – NONE”. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal*)

SUB-002104-2022 PROVIDENCE PARK RESUBDIVISION REVISED

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- letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)*
- 5) **placement of a note on the Final Plat stating the following Traffic Engineering comments:** *(Site is limited to driveways as shown on the approved PUD plan with size, location, and design to 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 Ordinance.);*
 - 6) **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
 - 7) **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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
 - 8) **submission of revised PUD site plan (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and**
 - 9) **full compliance with all municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. 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

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July 26, 2022

Gerald Byrd
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 600 Providence Park Drive East
(West side of Providence Park Drive East, 1,070'± South of Airport Boulevard).
Council District 6
PUD-002102-2022 (Planned Unit Development)
Providence Park
Planned Unit Development to amend a previously approved Planned Unit Development Master Plan to allow shared access and parking between multiple building sites.

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

At its meeting on July 21, 2022, the Planning Commission considered the above referenced Planned Unit Development application.

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 further development of a private street development;
- 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 will allow an existing medical complex to expand;
- 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 it will allow new medical offices in the vicinity of an existing hospital;
- d. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets, and community facilities*), because the area is already served by public services.

The Approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;

PUD-002102-2022 PROVIDENCE PARK

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- 2) retention of the 25' and 50' minimum building setback along the rights-of-way as depicted on the preliminary site plan;
- 3) placement of a note on the site plan stating that no structures are allowed in any easements, without the approval of the easement holder;
- 4) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 5) retention of the note stating: "*Administrative Planned Unit Developments are required at the time of development of the lots.*";
- 6) compliance with Engineering comments: (*Retain ENGINEERING NOTES #1 - #6, as shown on Sheet C-1.0, MASTER PLAN dated 6-21-22.*);
- 7) placement of a note on the Final Plat stating the following Traffic Engineering comments: (*Site is limited to driveways as shown on the approved PUD plan with size, location, and design to 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 Ordinance.*);
- 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*);
- 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*);
- 10) submission of revised PUD site plan (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 11) 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: _____



Margaret Pappas
Deputy Director of Planning and Zoning