



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 11, 2022

Evan Geerts  
41 W 1-65 Service Road N.  
Mobile, Alabama 36608

**Re: West side of Satchel Paige Drive, 180'± South of Government Blvd, extending to the East side of I-65 South.**  
Council District 4  
**SUB-002197-2022 (Subdivision)**  
**McGowin Park Subdivision**  
**Number of Lots / Acres:** 2 Lots / 12.8± Acres  
**Engineer / Surveyor:** Duplantis Design Group

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

At its meeting on October 6, 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) **Provision of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;**
- 2) **Revision of the plat to illustrate the 25-foot minimum building setback line along all street frontages for Lot 13-A, per Section V.D.9. of the Subdivision Regulations;**
- 3) **Retention of the 50-foot setback along Satchel Paige Drive for Lot 2-A;**
- 4) **Placement of a note stating that no structures are allowed in any easements without the easement holder's permission;**
- 5) **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. Provide a NAME for the proposed subdivision. C. Add legible street names to the vicinity map. D. Provide a written description for the subdivision boundary. E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that**

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*there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #88) LOTS 2-A and LOT 13A will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat for review. H. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.);*

- 6) Placement of a note on the Final Plat stating Traffic Engineering comments: (Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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.);**
- 7) 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.);**
- 8) Compliance with Fire Department 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.);**
- 9) Submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat;**
- 10) Completion of the Subdivision process prior to issuance of land disturbance or building permits; and**
- 11) Full compliance with all other 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](mailto:planning@cityofmobile.org).

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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



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Council District 4

**PUD-002196-2022 (Planned Unit Development)**

**McGowin Park**

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking and allow increased signage for a retail shopping center.

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

At its meeting on October 6, 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 Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow redevelopment of an existing commercial site;
- 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 PUD allows for reduced curb cuts to abutting public streets and a unique sign package;
- 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 proposed development will be part of an existing commercial development;
- d. the proposal promotes the objective of Environment (*to preserve and protect as urban amenities the natural features and characteristics of the land*), because the new development will comply with tree planting and landscape area requirements;

- e. 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:

- 1) Provision of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the site plan with the same information;
- 2) Revision of the site plan to illustrate the 25-foot minimum building setback line along all street frontages for Lot 13-A, per Section V.D.9. of the Subdivision Regulations;
- 3) Retention of the 50-foot setback along Satchel Paige Drive for Lot 2-A;
- 4) Depiction of a dumpster with compliant enclosure and sanitary sewer connections;
- 5) Placement of a note on the site plan that the lot to fully comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 6) Limited to the sign packages submitted as altered by any conditions of approval, as well as submission of height and dimensions for all signs;
- 7) Revision of the proposed sign package to depict all proposed signs as being located entirely on private property with a minimum of 18-inches between the leading edge of the sign and the right-of-way;
- 8) Compliance with Engineering comments: (***ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 Permitting Department (251-208-6070) 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 Final Plat stating Traffic Engineering comments: (*Site is limited to driveways as shown on the approved PUD plan with size, location, and design*

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**October 11, 2022**

*to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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.);*

- 10) *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.);*
- 11) *Compliance with Fire Department 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.);*
- 12) **Submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat; 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