



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 19, 2022

Evan Geerts  
Duplantis Design Group  
41 W I-65 Service Road North  
Mobile, Alabama 36608

**Re: 975 Schillinger Road South**  
(Northeast corner of Schillinger Road South and Hitt Road).  
Council District 6  
**SUB-002177-2022 (Subdivision)**  
**Brewer Center Subdivision, Resubdivision of Lot 3A**  
**Number of Lots / Acres:** 3 Lots / 8.5± Acres  
**Engineer / Surveyor:** Duplantis Design Group, PC

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

At its meeting on September 15, 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) Signing, recording, and submitting the required five (5) copies of the previously approved plat for Brewer Center Subdivision, Resubdivision of Lot 3 (SUB-002064-2022) prior to the signing of the Final Plat;
- 2) Renaming the proposed lots as "Lot 3A", "Lot 3D", and "Lot 3E";
- 3) 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;
- 4) Revision of the plat to illustrate the 25-foot minimum building setback line along all street frontages, per Section V.D.9. of the Subdivision Regulations;
- 5) Placement of a note stating that no structures are allowed in any easements without the easement holder's permission;
- 6) 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 reference, on the map and the description, to a monumented corner. Coordinates are not an acceptable reference. C. Provide a new designation for each of the three (3) proposed LOTS (i.e., 1, 2, & 3 or A, B, and C). D. Provide a written description for the proposed subdivision boundary. The description provided included LOT 3B and 3C however these two (2) existing lots are not a part of this proposed subdivision of LOT 3A. E. Provide reference to the recorded plat for LOT 3 (Instrument # 2021077859). F. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G. Label the adjoining property ownership. H. Revise NOTES #4 to delete "PROPOSED". I. Revise NOTES #5 to include the division of the allowed 20,040 sf to the three (3) proposed LOTS. Do not include a reference to the existing lots - Lot 3B or Lot 3C. J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the*

**SUB-002177-2022 Brewer Center Subdivision Resubdivision of Lot 3A**  
**September 19, 2022**

*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.);*

- 7) Placement of a note on the revised plat stating Traffic Engineering comments: (A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all among the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by 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.);*
- 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 (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.);*
- 9) 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.);*
- 10) Completion of the Subdivision process prior to issuance of land disturbance or building permits;**
- 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).


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

September 19, 2022

Evan Geerts  
Duplantis Design Group  
41 W I-65 Service Road North  
Mobile, Alabama 36608

**Re: 975 Schillinger Road South**

(Northeast corner of Schillinger Road South and Hitt Road).  
Council District 6

**PUD-002176-2022 (Planned Unit Development)**

**Duplantis Design Group, PC**

Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access between multiple building sites.

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

At its meeting on September 15, 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 infill development in an existing commercial 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 the PUD allows for reduced curb cuts to abutting public streets;
- 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 developments 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 developments 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 site plan, or provision of a table with the same information;
- 2) Renaming the proposed lots as “Lot 3A”, “Lot 3D”, and “Lot 3E”;

**PUD-002176-2022 DUPLANTIS DESIGN GROUP PC**

**September 19, 2022**

- 3) Revision of the plat to illustrate the 25-foot minimum building setback line along all street frontages, per Section V.D.9. of the Subdivision Regulations;
- 4) Placement of a note stating that no structures are allowed in any easements without the easement holder's permission;
- 5) either depiction of a dumpster with compliant enclosure and sanitary sewer connections, or a note placed on the site plan stating that curbside pickup will be utilized for Lots 3D and 3C;
- 6) Each lot to fully comply with tree planting and landscape area requirements, with tree plantings to be coordinated with staff;
- 7) Lots 3D and 3C to be developed with signage standards for lots with a single business;
- 8) Compliance with Engineering comments: (*Retain ENGINEERING NOTES #1 - #6, as shown on the PUD dated 8/9/2022.*);
- 9) Placement of a note on the revised site plan stating Traffic Engineering comments: (*A traffic impact study was previously prepared for this site with known and unknown proposed development. Retail buildings, restaurant, grocery, and gas station were all among the uses previously studied. The study included off-site improvements along Schillinger Road adjacent to the development and those improvements were completed with the development of the housing site. In the previous traffic study, a traffic signal was recommended at the shared access road that was constructed with the housing site. Additional impact studies or updates to the original study will be required as the development changes or defined uses are presented to the City that may warrant additional improvements, beyond what has already been constructed. Driveway number, size, location, and design are subject to the approved PUD for this site, shall be approved by 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.*); and
- 12) 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