



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Casey Pipes
P.O. Box 2726
Mobile, AL 36652

Re: 3250 Airport Boulevard and 325 East I-65 Service Road South
(Northeast corner of Airport Boulevard and East I-65 Service Road South).
Council District 5
PUD-001233-2020 Casey Pipes
Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites and allow a unique sign package for the development.

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

At its meeting on May 21, 2020, the Planning Commission considered the above reference Planned Unit Development to allow shared access and parking between multiple building sites and allow a unique sign package for the development.

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 greater flexibility is required due to the scope and scale of the size, and due to existing conditions and constraints;
- 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 applicant is repurposing portions of a large existing site developed in multi-phases under different standards over the years;
- 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 applicant is endeavoring to maintain the economic viability of an existing developed shopping center;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because redevelopment will occur within an existing site, and will reduce impervious area;

- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development is already served by public services and utilities, and should not increase the need for such services beyond what the site has historically required.

The Approval is subject to the following conditions:

- 1) Revision of the site plan to include all properties party to the Planned Unit Development (sharing access and parking):
- 2) Revision of the site plan to indicate which of the properties are subject to compliance with the sign package;
- 3) Revision of the site plan to provide at least five overstory trees along the I-65 frontage, with the species and location to be coordinated with and approved by staff;
- 4) Revision of the site plan to remove the two proposed live oaks along the Airport Boulevard frontage, that will be located underneath the Alabama Power easement;
- 5) Revision of the site plan to provide overstory trees in new landscape areas that are being created by the proposed site modifications, ensuring that new trees will be at least 50 feet from any existing or proposed freestanding signage, and spaced to comply with Right Tree Right Place spacing and planting area recommendations, in coordination with staff;
- 6) Compliance with Engineering comments *(1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your PUD Site Plan. Also, you will need to list the Minimum Finished Floor Elevation (MFFE). 2. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing Public ROW (right-ofway or drainage easement) 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-ofWay Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. 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. c. 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. d. 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. e. 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*

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- acquiring all other necessary permits and approvals. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 7) Compliance with Traffic Engineering comments: *(Applicant has performed a Traffic Impact Study (TIS) and has arrived at several recommendations that are acceptable to Traffic Engineering and have been included in the PUD site plan. Site is limited to the curb cuts as illustrated in the approved PUD with any changes in size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All 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 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)); and*
- 10) 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.

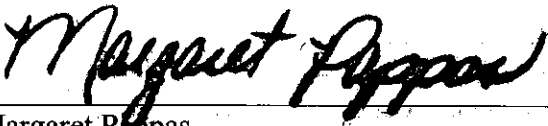
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning