



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

HED Properties
34182 Farrington Lane
Spanish Fort, Alabama 36527

Re: 5001 & 5009 Cottage Hill Road

(Southwest corner of Cottage Hill Road and North Demetropolis Road).

Council District 4

PUD-001209-2020

Cottage Square

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared parking between two lots.

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced Planned Unit 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 it allows for traffic flow between multiple building sites;**
- 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 proposed uses will allow the site to maximize its ability to be utilized;**
- 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 a portion of the overall site will be re-purposed with access to the existing developed portion;**

The Approval is subject to the following conditions:


- 1) revision of the site plan to provide lot number labels;
- 2) retention of the lot size table on the site plan;
- 3) full compliance with tree plantings and landscape area for Lot 1, to include coordination with staff on the location of frontage heritage trees;
- 4) compliance with the Engineering comments: [1. Revise the Vicinity Map to indicate the correct site location. 2. Retain CITY COMPLIANCE NOTES #2 - #6, as shown on the COTTAGE SQUARE PUD Site Plan (Sheet PUD1 dated 2-03-2020). 3. Add the following notes to the PUD SITE PLAN - Any existing or proposed detention facility shall be maintained as it was constructed and approved.];
- 5) placement of a note on the site plan stating the revised Traffic Engineering comments: (Site is limited to existing curb cuts. Any new 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 the 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.];
- 7) compliance with the 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).];
- 8) submittal to and approval by Planning and Zoning of three (3) copies of a revised PUD site plan prior to signing the Final Plat for the pending subdivision or submission of any site development permits; and
- 9) full compliance with all municipal codes and ordinances.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Asarisi & Assoc.