



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 14, 2020

DAA Acquisition of Alabama, LLC
5124 Raleigh LaGrange Road
Memphis, TN 38134

RE: 2970 & 3030 McVay Drive North
(East side of McVay Drive North, 2/10 mile± South of Government Boulevard).
Council District 3
PUD-001154-2019
DAA Acquisition of Alabama, LLC
Planned Unit Development to amend a previously approved Planned Unit
Development to allow multiple buildings on a single building site along with shared
access between building sites.

Dear Applicant(s):

At its meeting on January 9, 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 this lot allows for additional construction to serve the existing business on the adjacent lot;
- 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 this site has land that is developable;
- c. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public utility services will need to be provided.

The Approval is subject to the following conditions:

- 1) revision of the site plan to indicate that the residential buffer will comply with Section 64-4.D.1.b. of the Zoning Ordinance;

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- 2) revision of the site plan to indicate a compliant City sidewalk along McVay Drive adjacent to the proposed expanded area;
- 3) coordination with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the City Tree Bank for any reduction in required plantings;
- 4) revision of the site plan to indicate frontage tree plantings after coordination with staff;
- 5) placement of a note on a revised site plan stating that future expansion will either require landscaping compliance or relief from the landscaping requirements of the Zoning Ordinance;
- 6) revision of the note on the site plan concerning structures with easements to state that no structure shall be placed or constructed in any easement;
- 7) retention of the 25' minimum building setback line along all street frontages on a revised site plan;
- 8) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 9) placement of a note on the revised site plan stating that future proposed development on either lot will require an amended PUD to the Planning Commission;
- 10) compliance with the Engineering comments: *[Retain NOTES #1, 2, 3, 5, 6, & 7 as shown on the PUD SITE PLAN, SHEET NO. C1.0.]*;
- 11) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*;
- 12) 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.)*;
- 13) compliance with the 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).]*;
- 14) submittal to and approval by Planning and Zoning of a revised PUD site plan prior to the submittal for permits for development; and
- 15) full compliance with all other municipal codes and ordinances.

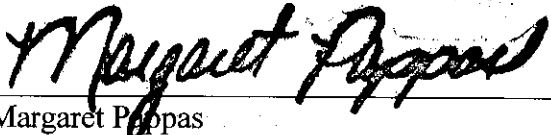
Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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

DAA Acquisition of Alabama PUD-001154-2019
January 14, 2020

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Element³ Engineering