



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 2, 2020

Don Carlos Inc.
880 Schillinger Road S.
Mobile, AL 36695

Re: 5805 U.S. Highway 90 West
(East side of Government Boulevard, 50'± South of Fore Road (private road).
Council District 4
PUD-001140-2019
Don Carlos, Inc.

Planned Unit Development Approval to allow multiple buildings on a single building site.
Dear Applicant(s)/ Property Owner(s):

At its meeting on December 19, 2019, 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 is a developed lot that was previously designed for additional construction on the existing 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 current site has land that is developable.
- 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 site already contains an existing building and is located within a developed area.

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The Approval is subject to the following conditions:

- 1) revision of the site plan to label and dimension the 65' minimum building setback line along the property frontage;
- 2) placement of a note on the site plan stating that the site is limited to a maximum of two curb cuts to U.S. Highway 90;
- 3) retention of the note on the site plan stating that the site is denied access to Fore Road;
- 4) revision of the site plan to label the lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 5) full compliance with tree plantings and landscape area, to include 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;
- 6) revision of the site plan to provide a City-standard public sidewalk within the right-of-way, or the granting of a Sidewalk Waiver;
- 7) retention of the note on the site plan stating that any changes to the approved site plan will require an amended PUD to the Planning Commission;
- 8) compliance with the Engineering comments: *[1. The proposed structure may need to be assigned a 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 2. Retain NOTES #1 - #5 and NOTE #11, as shown on the PUD SITE PLAN drawing C1.0.];*
- 9) placement of a note on the site plan stating the Traffic Engineering comments: *[Government Boulevard (U.S. Highway 90) is an ALDOT maintained roadway. Site is limited to its existing curb cuts with any changes in size, location and design to be approved by ALDOT 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. Owner/developer should confirm the appropriate number of accessible spaces are provided based on the overall parking count on the site. If an additional ADA space is needed, it appears it can be accommodated without reducing the overall parking count.];*
- 10) 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.);*
- 11) 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).];*
- 12) submittal to and approval by Planning and Zoning of a revised site plan incorporating all conditions of approval prior to the submittal for development permits on the site; and
- 13) full compliance with all other municipal codes and ordinances

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

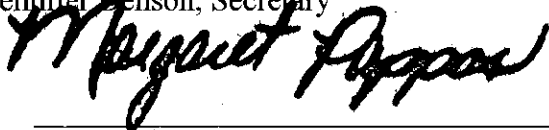
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning