



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Jay Broughton
Driven Engineering, Inc.
8005 Morris Hill Road
Semmes, AL 36575

Re: 1867 Prichard Avenue West and 100-110 Joel Court (a private street)
(South side of Prichard Avenue, 310± West of St. Stephens Road).
Council District 1
PUD-001238-2020
Jay Broughton
Planned Unit Development Approval to allow multiple buildings on a single building site.

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 multiple buildings on a single building site.

After discussion, the Planning Commission determined the following Findings of Fact for Approval of the Planned Unit Development:

- 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 multiple buildings on a single building 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 applicant is requesting reduced front landscaping area, but is proposing to provide almost five times the total minimum required landscape area;**
- 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 property was previously developed as multi-family housing;**

The Approval waives the 60% front landscape area requirement of Section 64-4.E.3.a. to allow the landscape area as proposed, and is subject to the following conditions:

- 1) **annual renewal of the PUD to be required until such time as permits for the last phase have been issued;**

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- 2) revision of the site plan to illustrate all buildings and the dumpster located outside of any required setbacks, and retention of the note stating an enclosure and connection to sanitary sewer will be provided;
- 3) revision of the site plan to note that the 6' high privacy fence will be reduced to 3' high within the front setback;
- 4) full compliance with the frontage, perimeter and parking area tree requirements of the Zoning Ordinance, to be coordinated with staff;
- 5) compliance with site and parking area lighting;
- 6) compliance with Engineering Comments (*1. Due to the proposed subdivision, the existing addresses may need to be assigned a different 911 address. Please contact the Engineering Department (Anthony Morris 208-6216, or Steve Smith 208-7135) to discuss the options. 2. Add the following notes to the PUD site plan - 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. 3. Retain NOTES #4 - #8, as shown on the PUD SITE PLAN SHEET X01.*);
- 7) compliance with Traffic Engineering comments (*Lot is limited to one curb cut to Prichard Avenue with size, location and design to 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).*);
- 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).*);
- 10) submittal of a revised PUD site plan prior to the issuance of building permits; and
- 11) compliance with all applicable codes and ordinance

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

cc: New Ship of Zion Church