



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2019

KOPP Enterprises, LLC
820 S. University Blvd.
Mobile, AL 36609

Re: 6720 Grelot Road
(North side of Grelot Road, 160'± West of Chimney Top Drive West).
Council District 6
PUD-001068-2019
KOPP Enterprises, LLC

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

At its meeting on October 17, 2019, the Planning Commission considered the above referenced Planned Unit Development.

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

- a. 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 current site was previously approved as a PUD with shared access and is readily available;
- b. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site which already has a developed private drive and is already served by public infrastructure.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that all uses must conform to B-1 zoning, unless the property is rezoned;
- 2) retention of the 30' minimum building setback line on Lot 3;
- 3) placement of a note on the site plan stating that no structure may be placed or constructed within any easement, on any lot;
- 4) retention of the lot sizes in both square feet and acres on the site plan;

- 5) placement of a note on the site plan stating that the maintenance of the Common Area and private street is the responsibility of the property owners;
- 6) correction of the building square footage labels so that their sum equals the square footage given in the parking requirement calculations, and correction of the number of parking spaces required;
- 7) correction of the total landscaping area provided to indicate compliance with minimum requirement;
- 8) 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;
- 9) placement of a note on the site plan stating that a 6' high wooden privacy fence is required on the inside of the 20' natural vegetative buffer along the East side of the site;
- 10) placement of a note on the site plan stating that a 6' high wooden privacy fence is required along the North property line;
- 11) revision of the site plan to provide the required 6' high wooden privacy fences along the East and North boundaries of Lot 3;
- 12) placement of a note on the site plan stating that proposed development on Lot 1A and/or Lot 2A will require an amended PUD to the Planning Commission;
- 13) compliance with the Engineering comments: *[1. Retain PUD NOTES #2 - #6 that are shown on the PUD MAP. 2. Add the following note to the PUD MAP: 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.];*
- 14) placement of a note on the site plan stating the Traffic Engineering comments: *(Each lot is limited to one curb cut to the private street with only one access to Grelot Road as shown in the approved PUD, 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.);*
- 15) 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.);*
- 16) 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).];*

KOPP ENTERPRISES (PUD)
OCTOBER 21, 2019

- 17) submittal to and approval by Planning and Zoning of a revised site plan prior to the submittal for permits for development on Lot 3; and**
- 18) 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.

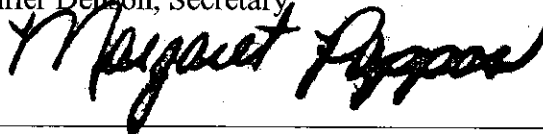
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning