



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION  
April 02, 2021

Kari P. Givens  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: 2258 & 2262 Hillcrest Road**

(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).  
Council District 6

**PA-001533-2021 (Planning Approval)**

**Hillcrest Self Storage**

Planning Approval to amend previously approved Planning Approval to allow the expansion of a self-storage facility in a B-2, Neighborhood Business District.

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

At its meeting on April 01, 2021, the Planning Commission considered Planning Approval to amend the previously approved Planning Approval to allow the expansion of a self-storage facility in a B-2, Neighborhood Business District.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

1. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the limited scope of the project, and because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
2. The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed structure is located out of any traffic lanes; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, and will be associated with the established functioning of the site as a self-storage facility.

**The Approval is subject to the following conditions:**

**HILLCREST SELF STORAGE PA-001533-2021**

**April 02, 2021**

- 1) retention of the note on the site plan stating that trash collection will be via curbside pick-up;
- 2) provision of an 8-foot high wooden privacy fence on the property line adjacent to the new construction;
- 3) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 4) retention of the 25-foot minimum building setback line along the front of the property;
- 5) placement of a note on the site plan stating the following Traffic Engineering comments: (Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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 Fire Department comments and placement of a note: (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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);
- 8) submission to and approval by Planning and Zoning of a revised Planning Approval site plan prior to the issuance of permits; and
- 9) full compliance with all municipal codes and ordinances.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Robert K. Vaughn



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**Re: 2258 & 2262 Hillcrest Road**  
(West side of Hillcrest Road, 365'± South of Charingwood Boulevard).  
Council District 6  
**PUD-001534 2021 (Planned Unit Development)**  
**Hillcrest Self Storage**  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on April 01, 2021, 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 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 relatively small amount of space in relation to the over-all site will actually be required for the proposed expansion;
- 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 that is already served with public infrastructure.

The Approval is subject to the following conditions:

- 1) provision of an 8-foot high wooden privacy fence on the property line adjacent to the new construction;
- 2) building access on the East, North and West sides limited to emergency exits;
- 3) retention of the note on the site plan stating that trash collection will be via curbside pick-up;



Hillcrest Self Storage PUD-001534-2021  
April 02, 2021

- 4) placement of a note on the site plan stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) retention of the 25-foot minimum building setback line along the front of the property;
- 6) compliance with the Engineering comments: *(Retain NOTES #4 - #9, as shown on the MOBILE CITY PUD drawing dated 2-26-21.);*
- 7) placement of a note on the site plan stating the following Traffic Engineering comments: *(Lot is limited to two curb cuts to Hillcrest Road, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
- 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). 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.);*
- 9) compliance with Fire Department comments and placement of a note: *(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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 10) submission to and approval by Planning and Zoning of a revised Planned Unit Development site plan prior to the issuance of permits; and
- 11) 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.

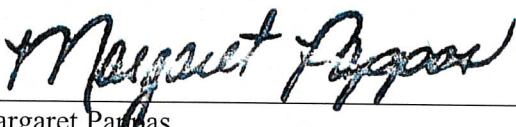
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Robert Vaughn