



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2021

Ray-Mont Logistics
Simon Berube
1751 Richardson
Suite 5.500
Montreal, Canada H3K 1G

Re: 56 Beauregard Street

(Northwest corner of Beauregard Street and Dekle Road).
Council District 2

PUD-001673-2021 (Planned Unit Development)

Ray-Mont Logistics Mobile Incorporated

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 July 15, 2021, the Planning Commission considered the above reference Planned Unit Development.

The Commission found the following Findings of Fact for Approval for 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 greater flexibility is required due to the scope and scale of the 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), by allowing expansion of an existing development;
- 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 applicant is endeavoring to maintain the economic viability of an existing development within an industrial corridor of the city;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the development is limited to only a portion of the site thus maintaining a majority of

- existing environmental conditions while also providing additional landscape area and tree plantings;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because additional greenspace will be preserved within the development; and,
 - f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets, and community facilities), because the development is already served by public services and utilities and should not increase the need for such services beyond what the site has historically required.

The Approval is subject to the following conditions:

- 1) Revision of the site plan to show the entire PUD site and depict all existing and proposed site improvements;
- 2) Revision of the site plan to depict the size of the proposed office building;
- 3) Provision of a table depicting off-street parking calculations, in compliance with Section 64-6.A.6. of the Zoning Ordinance;
- 4) Revision of the site plan to designate van-accessible/handicap parking spaces in compliance with International Building Code standards;
- 5) Revision of the site plan to depict compliance with the minimum parking stall and access aisle dimensions of Section 64-6.A.2. of the Zoning Ordinance;
- 6) Provision of a photometric plan in compliance with parking lot lighting requirements of Section 64-6.A.8. of the Zoning Ordinance;
- 7) Placement of a note on the revised site plan stating the site shall comply with the tree planting and landscape area requirements of Section 64-4.E.3. of the Zoning Ordinance and that a compliant tree planting and landscape area plan shall be submitted for review at the time of permitting;
- 8) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules for Erosion and Sedimentation Control and Storm Water Runoff Control. 4) 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. 5) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 9) Placement of a note on the site plan stating Traffic Engineering comments:** *(Driveway number, size, location, and design are subject to the approved PUD for this site, shall 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.);*
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 11) 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). 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.);*
and,
- 12) 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

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Simon Berube
1751 Richardson
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Montreal, Canada H3K 1G

Re: 56 Beauregard Street
(Northwest corner of Beauregard Street and Dekle Road).
Council District 2
SUB-SW-001674-2021 (Sidewalk Waiver)
Ray-Mont Logistics Mobile Incorporated
Request to waive construction of a sidewalk along Beauregard Street.

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

At its meeting on July 15, 2021, the Planning Commission considered the above referenced Subdivision.

After discussion, the Commission denied the waiver of the sidewalk along Beauregard Street.

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