



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 5, 2019

Hamilton Blvd (AL), LLC
c/o All Crane Legal Dept.
4700 Acorn Dr.
Cleveland, OH 44131

Re: 4531 Hamilton Boulevard
(South side of Hamilton Boulevard, 975'± West of Rabbit Creek Drive).
Council District 4
PUD-000869-2019
Hamilton Blvd (AL), LLC

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

At its meeting on April 4, 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:

- f. 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 developed that is already served with public infrastructure.**

The approval is subject to the following conditions:

- 1) obtaining of an after-the fact building permit for the existing 32' x 30' (960 square-foot) open shed building which was not included in the previously-approved PUD, prior to submittal for any new building permits for the proposed expansion;**
- 2) revision of the site plan to include frontage tree planting calculations and compliance, to be coordinated with the Planning and Zoning Department;**
- 3) compliance with the Engineering comments: (*Keep the general notes #2, 3, 4, 5, and 12 as shown on the proposed PUD site plan*);**
- 4) placement of a note on the site plan stating the Traffic Engineering comments: (*Lot is limited to its existing curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.*);**

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- 5) **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.];*
- 6) **compliance with the 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.);*
- 7) **obtaining of all necessary land disturbance and building permits;**
- 8) **full compliance with all municipal codes and ordinances; and**
- 9) **submittal to and approval by the Planning and Zoning Department of a revised PUD site plan prior to the submittal for any new building permits for the proposed expansion.**

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