



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 21, 2019

Legacy Village, LLC  
Inge & Associates, Inc.  
118 N. Royal Street  
Mobile, AL 36602

**Re: 9 & 100 Du Rhu Drive**  
(North side of Du Rhu Drive, 255'± North of Dauphin Street).  
Council District 7  
**PUD-000994-2019**  
**Legacy Village, LLC**

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

At its meeting on August 15, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site.

**After discussion, the 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 an existing tenant space and parking to be modified to accommodate a new tenant;
- b. 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 development will not require additional area to be incorporated into the site and will re-purpose existing site area;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the proposed changes to the parking area will result in a reduced amount of paving on the site; and

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- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no additional utilities will be required.

The PUD application was approved, subject to the following conditions:

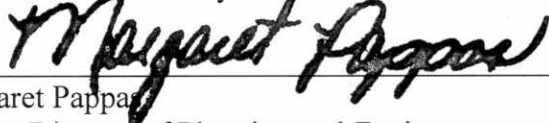
- 1) Compliance with Engineering comments (*RETAIN NOTES 11 – 16 THAT ARE SHOWN ON THE PUD SITE PLAN.*);
- 2) Compliance with Traffic Engineering comments (*Site is limited to its existing curb cuts with and changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO 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.*);
- 3) Compliance with 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).*);
- 4) 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 may require a tree removal permit.*); and
- 5) Full compliance with all other municipal codes and ordinances, including the securing of all necessary permits.

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: Clark, Greer, Latham & Associates, Inc.