



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 1, 2019

Anvil Badve
P.O. Box 9662
Mobile, AL 36691

Re: 600 West I-65 Service Road South

(West side of West I-65 Service Road South, 250'± North of Airport Boulevard Service Road).

Council District 5

PUD-000929-2019

Anil Badve

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

At its meeting on June 20, 2019, the Planning Commission considered the above referenced Planned Unit Development to amend a previously approved Planned Unit Development to allow shared access and parking between three building sites.

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

- 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), because the current site has land that is developable;**
- 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) revision of the site plan to add a note stating dumpsters will be enclosed and connected to sanitary sewer per Section 64-4.D.9 of the Zoning Ordinance;**
- 2) retention of the lot sizes in square feet and acres;**
- 3) retention of the site plan to depict the 25' minimum building setback lines along where the property lines abut road frontage;**
- 4) retention of the right-of-way widths on the site plan;**

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- 5) compliance with Engineering comments: *"1. RETAIN GENERAL NOTES #3 - #7 on Sheet # PUD 1, Shree Mahesh PUD REVISION. 2. Clarify access between LOT 1 (existing 2 story building) and LOT 1 of Shree Mahesh subdivision. The drawing indicates that access is allowed between these parcels."*;
- 6) placement of a note on the site plan stating the following Traffic Engineering comments: *"West I-65 Service Road South is an ALDOT maintained roadway. Site is limited to no more than its existing curb cuts, with any changes in size, location and design to be approved by ALDOT and 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."*;
- 7) 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."*;
- 8) 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)."*;
- 9) Provision of frontage trees for Lot 3;
- 10) Construction of the required sidewalk along the entire street frontage for the PUD; 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.

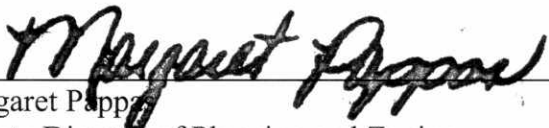
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Papp
Deputy Director of Planning and Zoning

cc: Virendra 'Ken' Patel