



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2022

Stephen Howle
Crescent Construction and Development
257 N. Conception Street
Mobile, Alabama 36603

Re: 916 Church Street
(Northeast corner of Church Street and Marine Street).
Council District 2
PUD-002269-2022
Church and Marine Residences
Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on December 1, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), due to the unique design of the 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), by allowing multiple buildings on a single building site;
- 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 site is in an existing commercial area;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the development will utilize existing public infrastructure.

The Approval is subject to the following conditions:

- 1) revision of the site plan to include the legal description of Hank Rearden Subdivision, as recorded;
- 2) revision of the site plan to label the site with its area in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 3) revision of the site plan to provide landscaping calculations, with parking areas not included as part of the provided open space;
- 4) revision of the site plan to provide the required parking calculations;

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- 5) revision of the site plan to dimension the minimum building setback line along both street frontages, and to dimension the planned building setbacks along those frontages;
- 6) revision of the site plan to either relocate or revise the corner building so as to meet the recorded minimum building setback;
- 7) revision of the site plan to dimension the building setbacks of at least five (5) feet off the North property line;
- 8) revision of the site plan to dimension the building setbacks along the East side of the site, and if less than ten feet (10'), justification for such via the Historic District Overlay;
- 9) revision of the site plan to lower the fence and wall heights to no more than three feet (3') within the minimum building setback lines along both street frontages;
- 10) coordination with the Planning and Zoning staff to ensure trees placed on the site are placed in such a way as to allow them to thrive;
- 11) revision of the site plan to identify the enclosure on the North side of the site, and if it is to be a dumpster enclosure, provision of sufficient access and maneuvering area for a collection truck, and if not a dumpster enclosure, placement of a note on a revised site plan stating that no dumpster will be utilized and that refuse collection will be via curbside cannister collection;
- 12) subject to the Engineering comments: *(1. Provide a PUD Site Plan for review. 2. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – X(S) with a BFE = 11'. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each structure. 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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 (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

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- 13) placement of a note on the site plan stating the Traffic Engineering comments: *(Site is limited to one driveway with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 14) subject to 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 [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.); and*
- 15) subject to the Fire-Rescue 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.).*

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