



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 21, 2019

Anil 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-000996-2019

Anil Badve

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

At its meeting on August 15, 2019, the Planning Commission considered the above referenced Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between three building sites.

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

- a. **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 current site is already developed and creating new innovate ways to redevelop the site; and**
- b. **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.**

This application was approved subject to the following:

- 1) **revision of the legal description to reflect all current lots on the site plan;**
- 2) **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;**

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- 3) placement of a note on the site plan stating the site must maintain compliance with the approved tree and landscaping requirements to include frontage trees along Lot 3.
- 4) retention of the lot sizes in square feet and acres;
- 5) retention of the site plan to depict the 25' minimum building setback lines along where the property lines abut road frontage;
- 6) retention of the right-of-way widths on the site plan;
- 7) compliance with Engineering comments: *"1. Revise the name of the SITE PLAN to read PUD SITE PLAN. 2. Retain GENERAL NOTES 3-7 that are shown on the PUD site plan."*
- 8) 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.";*
- 9) 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.";*
- 10) 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).";*
- 11) submission of two revised PUD site plans to the Planning and Zoning Department;
and
- 12) full compliance with all other municipal codes and ordinances.

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: Virendra "Ken" Patel