



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

Sawgrass Consulting, LLC
30673 Sgt. E. I. Boots Thomas Drive
Spanish Fort, AL 36527

Re: 1643 Varner Drive
(East side of Varner Drive, 250'± North of Halls Mill Road).
Council District 4
SUB-000978-2019 (Subdivision)
A & B Subdivision, Resubdivision of Lot 1

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

At its meeting on August 1, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot size in square feet and acres ;
- 2) retention of the 25-foot minimum building setback line along Varner Drive;
- 3) retention of the right-of-way width of Varner Drive;
- 4) retention of the note stating no structures shall be placed or constructed within any easements;
- 5) compliance with Engineering comments: *"1. The proposed building will be addressed as 1643 Varner Dr. with a Unit Number (i.e. 1, A). Please contact the Engineering Department (208-6216) to discuss the options. 2. Label the SITE PLAN sheet (C1.0) as "PUD SITE PLAN". 3. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. 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.”;*
- 6) placement of a note on the Final Plat stating the following Traffic Engineering comments: *“Site is limited to its existing curb cut with any 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.”;*
 - 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) submission of two copies of the revised PUD site plan to Planning and Zoning prior to the signing of the Final Plat; and
 - 10) full compliance with all municipal codes and ordinances.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

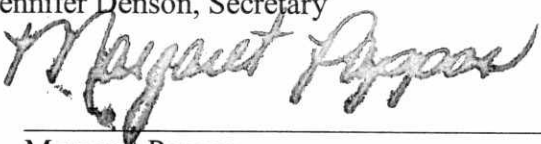
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: A & B Electric Company



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

Sawgrass Consulting, LLC
30673 Sgt. E. I. Boots Thomas Drive
140 N. College Street, Suite 202
Auburn, AL 36830

Re: **1643 Varner Drive**
(East side of Varner Drive, 250'± North of Halls Mill Road).
Council District 4
PUD-000981-2019 (Planned Unit Development)
A & B Subdivision, Resubdivision of Lot 1

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

At its meeting on August 1, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site.

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), because it allows the business to add on to an existing developed site and utilize the new building for storage of vehicles instead of having vehicles parked on the grass, which will give a more aesthetically pleasing look to the site; and
- 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 subdivision and PUD make the lot more in compliance with the Zoning Ordinance requirements, and can allow for more future construction for the business on one site;

The Approval is subject to the following conditions:

- 1) revision of the site plan to depict the lot size in square feet and acres or the provision of a chart depicting the same information;
- 2) revision of the site plan to depict 9 compliant parking spaces;
- 3) revision of the site plan to reflect full compliance with tree and landscaping compliance (due to the cumulative building additions resulting in a more than 50% increase in building size);
- 4) revision of the site plan to illustrate the total square footage of all structures, and the square footage that is designated for office space and storage/ warehouse;

- 5) revision of the site plan to depict the 25-foot minimum building setback line along Varner Drive;
- 6) revision of the site plan to depict a dumpster in compliance with Section 64-4.D.9 of the Zoning Ordinance;
- 7) any new barbed-wire or similar fencing to be appropriately permitted;
- 8) placement of a note on the site plan stating no structures shall be placed or constructed within any easements;
- 9) revision of the site plan to depict the 12.5' drainage easement and an existing 7.5' drainage and utility easement;
- 10) compliance with Engineering comments: *"1. The proposed building will be addressed as 1643 Varner Dr. with a Unit Number (i.e. 1, A). Please contact the Engineering Department (208-6216) to discuss the options. 2. Label the SITE PLAN sheet (C1.0) as "PUD SITE PLAN". 3. ADD THE FOLLOWING NOTE TO THE PUD SITE PLAN: a. 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."*;
- 11) placement of a note on the Final Plat stating the following Traffic Engineering comments: *"Site is limited to its existing curb cut with any 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."*;
- 12) 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."*;
- 13) 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)"*;
- 14) placement of a note on the site plan stating that any changes to the site plan will require a new application for Planned Unit Development approval prior to the issuance of any permits;
- 15) submission of revised site plans to Planning and Zoning prior to signing of the Final Plat; and
- 16) full compliance with all municipal codes and ordinances.

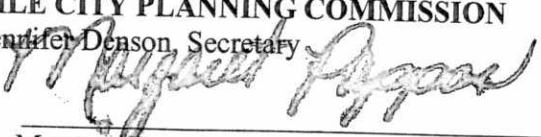
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