



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

UMS-Wright Corporation
65 N. Mobile Street
Mobile, Alabama 36607

Re: 65 Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending South and West to the CN Railroad right-of-way and the South terminus of Martin Street).

Council District 1

PUD-001006-2019 (Planned Unit Development)

UMS-Wright Corporation

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

At its meeting on September 5, 2019, the Planning Commission considered the above referenced Planned Unit Development.

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 site development), because it will allow an additional support facility in an undeveloped portion of the site;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of facilities than is generally possible under district regulations), because it will allow readily-accessible concessions services not currently available to the school;
- 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 a relatively small amount of space will actually be required for the proposed use;
- d) the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because there will be no loss of trees on the site;
- e) the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because there should be no disruption to internal site pedestrian and traffic flow;
- f) the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because existing utilities, streets and public utilities will be utilized.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with the Engineering comments: *(Retain Notes 1-4, 7, & 8 shown on the submitted PUD site plan.);*
- 3) placement of a note on the site plan stating the Traffic Engineering comments: *(Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. 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.);*
- 4) compliance with 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 (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.];*
- 5) compliance with the Fire 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).];*
- 6) full compliance with all municipal codes and ordinances; and
- 7) submission to and approval by Planning and Zoning of two revised PUD site plans prior to any request for permits.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

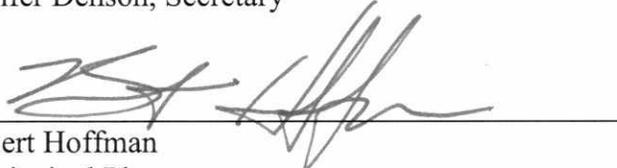
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Bert Hoffman
Principal Planner

cc: McCrory Williams, Engineers Surveyors



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

UMS-Wright Corporation
65 N. Mobile Street
Mobile, Alabama 36607

Re: 65 Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending South and West to the CN Railroad right-of-way and the South terminus of Martin Street).

Council District 1

PA-001005-2019 (Planning Approval)

UMS-Wright Corporation

Dear Applicant(s):

At its meeting on September 5, 2019, the Planning Commission considered Planning Approval to allow the expansion of an existing private school in an R-1, Single-Family Residential District.

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

- a) **the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the limited scope of the project;**
- b) **the proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed structure is located out of any traffic lanes and no increased traffic is anticipated; and**
- c) **the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be of minimal size in relation to the over-all site, and will be associated with the functioning of the site as a school.**

The approval is subject to the following conditions:

- 1) **placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;**

UMS- Wright Corporation (PA)
September 13, 2019

- 2) placement of a note on the site plan stating the Traffic Engineering comments: *(Access to the site is limited to the existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. 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.);*
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- 4) compliance with the Fire 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).];*
- 5) full compliance with all municipal codes and ordinance; and
- 6) submission to and approval by Planning and Zoning of two revised Planning Approval site plans prior to any request for permits.

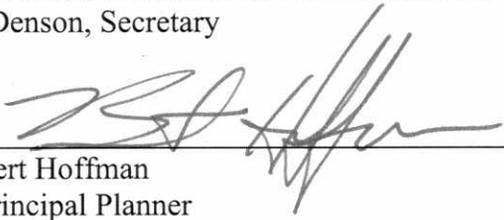
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

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