



THE CITY OF MOBILE, ALABAMA

MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

March 12, 2020

HED Properties
34182 Farrington Lane
Spanish Fort, AL 36527

Re: 5001 & 5009 Cottage Hill Road

(Southwest corner of Cottage Hill Road and North Demetropolis Road).

Council District 4

PUD-001209-2020

Cottage Square

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared parking between two lots.

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

At its meeting on March 5, 2020, the Planning Commission considered the above referenced Planned Unit Development to amend a previously approved Planned Unit Development to allow shared parking between two lots.

After discussion, the application was heldover until the March 19th meeting, with a revised plan to be submitted by Monday, March 9th at 10:00 am, addressing the following items:

- 1) Relocation of the dumpster pads such that they are not located in the proposed drive paths and the gates do not open into the drive way;**
- 2) Provision of compliant parking and drive aisles;**
- 3) Provision of an adequate turning radius around the southeast corner of the building -- at a minimum providing clearance distance between the building corner and the corner of property/fence; and**
- 4) Double dumpster – access for a collection truck would interfere with drive-thru traffic; while the applicant lists after-hours pick up, this would need to be for both proposed restaurants, on both lots, due to the one way drive aisle from lot 2 onto lot 1.**

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.

Cottage Square (PUD-001209-2020)
March 12, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Asarisi & Associates