



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

Westwood Plaza, LLC
P.O. Box 16167
Mobile, Alabama 36616

Re: **Case #SUB2013-00008 (Subdivision)**
Westwood Plaza Subdivision
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the
North side of Thomas Road).
5 Lots / 21 ± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Revision of the plat to reflect dedication to provide 50-feet from centerline along Schillinger Road for proposed Lot B, from the North side of the Wendy's lot North to Airport Boulevard;
- 2) Revision of the plat to reflect additional setback of 10-feet along Schillinger Road, in lieu of dedication, for that portion of Lot B located South of the Wendy's lot, and Lots C, D and E;
- 3) Revision of the plat to reflect compliance with Engineering comments: (1) *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2) *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). A copy of site and drainage plans approved by Mobile County may be submitted to establish any historic drainage credit.* 3) *Proposed dedication will need to be approved by the City Engineer and Traffic Engineer.);*
- 4) Revision, if necessary, to reflect compliance with Traffic Engineering comments: (A *revised site plan has been submitted for this site, as well as a revised traffic impact study. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements identified in the study. It should be noted that the improvements include the installation of a traffic signal on Schillinger Road at Thomas Road. Installation of this traffic signal is contingent upon the removal of the traffic signal at Schillinger Road/Glider Road. Signalization changes are also included*

at the intersection of Airport Boulevard/ Alverson Road, as well as off-site improvements in the median and access changes for the Burger King site. The improvements to the site also include physical changes to the driveway nearest Wendy's, to limit the driveway to right-in, right-out only; striping will not be considered a physical improvement. Additional driveways on Airport Boulevard and Schillinger Road must either be modified or closed, as discussed in the study, as well as modifications to the median along Airport Boulevard. Design plans for all improvements within the public right-of-way must be approved by Engineering and Traffic Engineering. Upon completion of the Access Management Study underway for this corridor, additional restrictions may be implemented, including limitations to the proposed driveway between Chick-Fil-A and Krystal.);

- 5) Depiction of the 25-foot minimum building setback line along all street frontages, reflecting any required dedication or future right-of-way widths; and,
- 6) Curb-cuts limited to an approved Planned Unit Development.

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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary



By: _____

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying and Engineering
Burton Property Group



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

SAMUEL L. JONES
MAYOR

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

Westwood Plaza, LLC
P.O. Box 16167
Mobile, Alabama 36616

Re: **Case #ZON2013-00098 (Planned Unit Development)**

Westwood Plaza Subdivision

7765 Airport Boulevard

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).

Planned Unit Development Approval to allow shared access across multiple lots and multiple buildings on a single building site.

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

At its meeting on July 11, 2013, the Planning Commission considered for Planned Unit Development Approval to allow shared access across multiple lots and multiple buildings on a single building site.

After discussion, the application was heldover, as agreed by the applicant, until August 8, 2013.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying and Engineering
Burton Property Group