



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Checkers Restaurants
4300 W. Cypress St., Suite 600
Tampa, FL 33607

Re: 1924, 1965, 2000 AND 2222 Dauphin Island Parkway and 1923 Ryders Lane
(Northwest corner of Dauphin Island Parkway and Old Military Road extending to the
Northeast corner of Old Military Road and Ryders Lane).
Council District 3
ZON2016-01775
Checkers Drive-In Restaurant, Inc.

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

At its meeting on November 3, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking on multiple building sites.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) revision of the site plan to illustrate the lot sizes in square feet and acres;**
- 2) revision of the site plan to illustrate a 25' minimum building setback line all street frontages;**
- 3) revision of the site plan to illustrate a dumpster on Lot 2 in compliance with enclosure and sanitary sewer requirements of Section 64-4.D.9. of the Zoning Ordinance, or provision of a note stating curbside pickup will be utilized on that lot;**
- 4) placement of a note on the site plan stating any new site lighting must comply with Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance;**
- 5) revision of the site plan to illustrate compliance with Sections 64-4.D.1. and 64-6.A.3.i. of the Zoning Ordinance regarding screening requirements that ensure commercial developments and parking facilities are appropriately screened from adjacent residential properties;**

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- 6) compliance with Engineering comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 7) compliance with Traffic Engineering comments: (Dauphin Island Parkway is an ALDOT maintained roadway. Lot is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) 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. The site plan appears to include provisions to meet ADA accessibility to the order window and dining, but the plan does not illustrate ADA parking spaces in the vicinity of the building. It is the owner/developers responsibility to conform to federal ADA requirements.);
- 8) 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).);
- 9) compliance with 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).
- 10) submission of two revised site plans to the City of Mobile Planning and Zoning Departments;
- 11) completion of the subdivision process prior to any requests for new construction; and
- 12) compliance with all other applicable Building Codes and Zoning Ordinances.

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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: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Fulbrook Center Joint Venture
Chipman Design