



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 4, 2014

Westwood Plaza, LLC
41 West I-65 Service Road North, Suite 450
Mobile, AL 36608

Re: Case #ZON2014-00231

Westwood Plaza, LLC

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 amend a previously approved Planned Unit Development 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 April 3, 2014, 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, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Provision of a revised Traffic Impact Study to both Traffic Engineering and the Planning Section of Urban Development, and acceptance of the findings by Traffic Engineering prior to any new construction or site development;**
- 2) **No increase in building area or change in parking ratios allowed without a new PUD application;**
- 3) **Compliance with Engineering comments (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. Plan Sheet L-100 shows proposed work on the existing Burger King site that includes parking spaces to be located within the Airport Blvd ROW. These need to be removed from the ROW, or the applicant**

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needs to obtain a Non-Utility ROW Use Agreement For any parking and/or maneuvering spaces within the Public ROW. 3. Any and all proposed land disturbing activity will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity. 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. 5. Add a note to the PUD Site Plan stating that the proposed development must comply with all Engineering Department Policy Letters. 6. Denial of Access to Victoria Drive. 7. Revise Landscape Area "A" detail to keep any "pond" areas outside of the Public ROW. 8. All dumpsters, including outside compactors, must meet the requirements of Engineering Policy Letter dated 5-13-2009 related to car washes and dumpster pads by isolating, collecting, and transporting storm water runoff to the Sanitary Sewer system onsite.);

- 4) *Compliance with Traffic Engineering comments (The traffic impact study will need to be updated for this site, since the proposed building area has increased and additional access is planned on Victoria Drive. The updated study will need to clearly address the access to the existing Alverson Road traffic signal. The submitted site plan does not illustrate the adjacent Burger King site, however the landscape plan does. Access to the traffic signal will need to be maintained for the adjacent site, and changes to the existing adjacent site driveways will need to be incorporated. 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 and removal of the traffic signal at Schillinger Road/Glider Road to be coordinated with Traffic Engineering. 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 the Schillinger Road corridor, additional restrictions may be implemented. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 5) *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 61-929 and City Code Chapters 57 and 64). Mobile Tree Commission permit is required before removing any existing trees from the right of way. Preservation status is to be given to the 54" Live Oak Tree located on the North side of development adjacent to Victoria drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending*

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danger. Granting the preservation status will require additional green space to be provided near the 54" Live Oak Tree.);

- 6) **Compliance with Fire comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 7) **No reduction in the proposed total and frontage landscape area depicted on the site plan submitted for the February 20, 2014 meeting;**
- 8) **No reduction in the proposed number or overstory/understory mix of total and frontage trees, as depicted on the tree and landscape plan submitted for the February 20, 2014 meeting;**
- 9) **Donation of 10 overstory trees to the tree bank, as agreed to by the applicant at the August 8, 2013 Planning Commission meeting;**
- 10) **Revision of parking space quantities to reflect what is actually depicted on the plans, including revision of calculations for tree and landscape compliance;**
- 11) **Provision of a revised PUD site plan depicting any changes required by departmental or Planning Commission revisions prior to the request for new construction permits; and**
- 12) **Full compliance with all other municipal codes and ordinances, including the provision of a sidewalk along all street frontages, or the submission of a Sidewalk Waiver request prior to any request for new construction permits.**

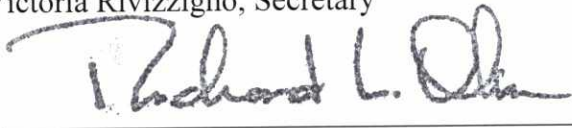
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: CSA Group, Inc