



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 18, 2017

Ken Knuckles
Development Management Group
4209 Gallatin Pike
Nashville, TN 37216

Re: 4803, 4805, 4807, 4811, 4813, 4819 & 4821 Moffett Road
(Southwest corner of Moffett Road and Forest Hill Drive).
Council District 7
PUD-000209-2017
Ken Knuckles (Development Management Group, LLC)

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

At its meeting on October 5, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between multiple building sites.

After discussion, the Planning Commission approved the above referenced request with the proposed drive-thru order station canopy and menu board as proposed, subject to the following conditions:

- 1) Approval of a 2-lot subdivision by the Planning Commission;**
- 2) Submission of a revised landscape and tree plan to depict a compliant overstory tree species to be planted along both street frontages, in addition to any other revisions to the landscape/tree calculations and plant schedule;**
- 3) 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/or ALDOT 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.);

- 4) Compliance with Traffic Engineering comments (Site is limited to the access as shown on the proposed development with direct access to Moffett Road and Forest Hill Road denied. 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 2015-116 and City Code Chapters 57 and 64).);
- 6) Compliance with Fire Department comments and placement of a note (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);
- 7) Revision of the site plan to show the sidewalk along Forest Hill Drive extending to the new driveway curb-cut; and,
- 8) Submission of two (2) revised PUD site plans to the Planning and Zoning Department.

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: Charles Garland Ludlam & Beverly T. Ludlam
Dac Properties, Inc.