



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 14, 2013

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

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 August 8, 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, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) Limited to the site plan revised for the August 8, 2013 meeting (including the minor amendment submitted at the meeting), with minor adjustments to accommodate Engineering, Traffic Engineering, Forestry and Fire comments;*
- 2) No increase in building area or change in parking ratios allowed without a new PUD application;*
- 3) Compliance with Engineering comments (1) Add a note to the PUD drawing stating that any work performed in the existing Airport Blvd or Schillinger Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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) Add a note to the PUD drawing stating that any and all proposed development 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. 3) Add a note to the PUD drawing stating that any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer. 4) Add a note to the PUD drawing stating that any existing dumpster pad(s) will be required to be contained and directed to a surface drain that is connected to the Sanitary Sewer system at such time that application is made for a Building or Land Disturbance Permit for any work associated with any of the existing structure(s). 5) Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters. );*
- 4) Compliance with Traffic Engineering comments (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. All driveway sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards. This includes, but is not limited to, the physical restrictions of left turns from the northern most driveway on Schillinger Road, and the alignment of the western most driveway on Thomas Road to directly align with the driveway across the street (currently illustrated at an approximate 10' offset).);*
- 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.);*

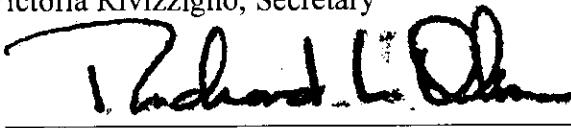
- 6) *Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. );*
- 7) *No reduction in the proposed total and frontage landscape area;*
- 8) *No reduction in the proposed number or overstory/understory mix of total and frontage trees;*
- 9) *Donation of 10 overstory trees to the tree bank, as agreed to by the applicant;*
- 10) *Provision of a revised PUD site plan depicting any changes required by departmental or Planning Commission revisions prior to the signing of the final plat or request for new construction permits; and*
- 11) *Full compliance with all other municipal codes and ordinances*

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