



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 5, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Chinnis Holdings LLC
5401 Cottage Hill Road
Suite D
Mobile, AL 36609

Re: Case #ZON2012-01872

Chinnis Holdings LLC

5401 Cottage Hill Road

(Southwest corner of Cottage Hill Road and Vivian Drive)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8' x 20' trailer.

Council District 4

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access between two building sites to include an 8' x 20' trailer.

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

- 1) revision of the site plan to reflect revised Urban Forestry comments: *"Per an on-site meeting with the applicant, three (3) frontage trees will be provided along the Cottage Hill Road frontage, in the Northeast portion of the site;"*
- 2) revision of the site plan to reflect Traffic Engineering comments: *"Remove one parking space at the Western end of the relocated parking to allow for smoother traffic flow at the Cottage Hill entry, and delineate with striping the 24-foot wide access aisle and paint "no parking" in the aisle to ensure that the auto repair tenant does not block entry/exit of the site at the Cottage Hill Road curb-cut;"*
- 3) revision of the site plan to relocate the trailer to meet 25-foot setbacks from Cottage Hill Road and Vivian Drive;
- 4) elimination of all parking in landscape areas in the Cottage Hill Road right-of-way;

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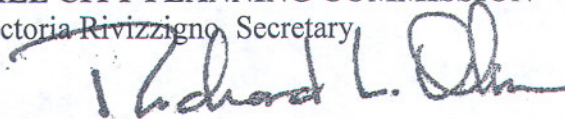
- 5) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 6) compliance with revised Engineering comments *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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. Any and all proposed development within the property lines will need to be in conformance with the Stormwater 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 Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 7) submission of site plans for review to the Permitting section of Urban Development, for final Traffic Engineering, Engineering, Urban Forestry and Planning review prior to undertaking any improvements;
- 8) completion of tree planting and re-striping (and inspection thereof) prior to requesting a business license for the proposed restaurant; and,
- 9) 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: Speaks & Associates

jsl