



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 24, 2015

R&R Group Holdings, LLC
Attn: Roger Webb
220 West Garden St. Ste 500
Pensacola, FL 32502

Re: 425 Schillinger Road South
(Southeast corner of Schillinger Road and Airport Boulevard).
Council District 6
Case #ZON2015-00392
R&R Group Holdings, LLC

Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and multiple buildings on a single building site.

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

At its meeting on March 19, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and multiple buildings on a single building site.

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

- 1) **Provision and depiction of two frontage trees on the Wendy's site, as proposed, subject to the Northern most tree meeting the minimum 15-foot setback from the adjacent overhead power line, with the frontage trees to match in size and species the other Westwood Plaza frontage trees along Schillinger Road;**
- 2) **Any new site or parking area lighting on the Wendy's site to comply with the applicable requirements of Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;**
- 3) **Any new dumpsters on the Wendy's site to be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **The remainder of the Westwood Plaza site to comply with the conditions of approval from the April 3, 2014 meeting of the Planning Commission;**

- 5) Revision of the overall Westwood Plaza site plan to reflect changes that have occurred due the relocation of multi-tenant pylon signs, etc., with revised site plans submitted to Permitting and Planning;
- 6) Revision of the overall Westwood Plaza tree and landscape plan to reflect changes due to the Wendy's site and other site modifications, with revised site plans submitted to Permitting;
- 7) 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. Add a note to the Plat stating that 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.*);
- 8) Compliance with Traffic Engineering comments (*A traffic impact study was completed for this development in 2013. Traffic Engineering approval of this site is contingent upon the construction of all improvements identified in the study. 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.*);
- 9) 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).*);
- 10) 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.*);
- 11) Full compliance with all municipal codes and ordinances; and

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12) Provision of a revised PUD site plan to the Planning Division of Urban Development prior to the request for any final inspections of the Wendy's site.

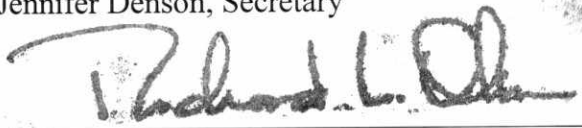
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Westwood Plaza, LLC
BAMCHICK, LLC