

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 21, 2010

Checkers Drive-In Restaurants, Inc.
4300 West Cypress St., Ste 600
Tampa, FL 33607

Re: Case #SUB2010-00053 (Subdivision)

Checkers Broad Street Subdivision

8 North Broad Street

(Southeast corner of North Broad Street and St. Francis Street, extending to the
Northeast corner of North Broad Street and Dauphin Street).

1 Lot / 0.7± Acre

Dear Applicant(s):

At its meeting on May 20, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.9. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) compliance with Engineering comments: (*Property is located in the AE and X-Shaded Flood Zones. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit.*);**
- 2) dedication of 10-feet of right-of-way along Broad Street;**
- 3) revision of the minimum building setback on the plat to reflect those allowed by Section 64-3.E.4. of the Zoning Ordinance;**
- 4) placement of a note on the final plat stating that the site is limited to its existing curb-cuts (two to Broad Street, one to St. Francis Street, and one to Dauphin Street), and that any change to a curb-cut must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 5) compliance with and placement of Urban Forestry comments as a note on the plat: (*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). Site will require a final tree inspection due to dead or missing heritage trees.); and,

- 6) provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: R. James Halsema

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 21, 2010

Checkers Drive-In Restaurants, Inc.
4300 West Cypress St., Ste 600
Tampa, FL 33607

Re: Case #ZON2010-00981 (Planned Unit Development)

Checkers Broad Street Subdivision

8 North Broad Street

(Southeast corner of North Broad Street and St. Francis Street, extending to the Northeast corner of North Broad Street and Dauphin Street).
Planned Unit Development Approval to allow two buildings on a single building site.

Dear Applicant(s):

At its meeting on May 20, 2010, the Planning Commission considered for Planned Unit Development Approval to allow two buildings on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) compliance with Engineering comments (*Property is located in the AE and X-Shaded Flood Zones. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit.*);**
- 2) dedication of 10-feet of right-of-way along Broad Street;**
- 3) revision of the minimum building setback on the site plan to reflect those allowed by Section 64-3.E.4. of the Zoning Ordinance;**
- 4) placement of a note on the site plan stating that the site is limited to its existing curb-cuts (two to Broad Street, one to St. Francis Street, and one to Dauphin Street), and that any change to a curb-cut must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 5) compliance with and placement of Urban Forestry comments as a note on the site plan (*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). Site will require a final tree inspection due to dead or missing heritage trees.);

- 6) provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat; and,
- 7) 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: R. James Halsema