



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 5, 2018

KOLA Mobile, LLC
1189 Post Road
Fairfield, CT 06824

Re: 3673 & 3679 Airport Boulevard
(South side of Airport Boulevard, 355'± East of Montlimar Drive).
Council District 5
PUD-000376-2017
KOLA Mobile, LLC

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

At its meeting on February 1, 2018, the Planning Commission considered Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow an expansion of an existing restaurant for a development with shared parking and access between multiple building sites.

After discussion and based on the revised site plan submitted January 29, 2018, the Planning Commission tentatively approved the above referenced request, subject to the following conditions presented at the meeting:

- 1) revision of the site plan to depict the lot sizes in both square feet and acres;
- 2) revision of the site plan to depict each unit space in the multi-tenant building and the use of each space;
- 3) revision of the site plan to clearly identify spacing between the newly proposed front addition of the building and the existing parking spaces;
- 4) coordination with Traffic Engineering regarding the design of the parallel parking spaces on the side of the building, and revision of the site plan if necessary;
- 5) revision of the site plan to depict the provision of bumper stops for parking spaces less than three feet from the proposed building expansion on the front (to prevent vehicles hitting the building);
- 6) revision of the site plan to depict the provision of bumper stops for the accessible spaces, if necessary to prevent vehicles from encroaching onto the sidewalk;

- 7) retention of the 25' minimum building setback line;
- 8) placement of a note on the site plan stating that the site is limited to the two existing curb-cuts to Airport Boulevard Service Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) placement of a note on the site plan stating all trees and landscaping must comply with the previously approved Planned Unit Development requirements;
- 10) placement of a note on the site plan stating no structures shall be constructed or placed in any easements;
- 11) 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 and paving 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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters."*;
- 12) compliance with Traffic Engineering comments: *"The site is limited to its two existing curb cut to Airport Boulevard Service Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The proposed parallel spaces must be 23' in length, or 20' if the island areas are proposed to be striped and not raised curb."*;
- 13) 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)."*;
- 14) compliance with Fire Department comments: *"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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)." and;*

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15) submission of two revised PUD site plans to the Planning and Zoning Department prior to the approval of any building permits.

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: High Tide Consultants, LLC