



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2017

KDK, LLC
2033 Airport Blvd., St. D
Mobile, AL 36606

Re: 2029, 2033, 2035, and 2041 Airport Boulevard and 2052, 2054, and 2056 Government Boulevard
(Southeast corner of Airport Boulevard and Little Flower Avenue, extending to the Northeast corner of Little Flower Avenue and Government Boulevard).
Council District 2
ZON2016-02368
KDK, LLC

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

At its meeting on January 5, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

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

- 1) revision of the site plan to depict striping or landscaping of the sub-standard parking space behind 2033 and 2035 Airport Boulevard;
- 2) revision of the site plan to comply with the 1995 tree plan on file with Planning & Zoning staff;
- 3) approval by the Tree Commission for the relocation of any trees in the right-of-way prior to the issuance of permits;
- 4) revision of the site plan to accurately depict wither the location of all existing accessible parking spaces, or show the proposed layout of accessible parking at the time of completion of the project;
- 5) clearly depict and label any existing dumpsters, with a note stating that any new dumpsters will be connected to sanitary sewer and an enclosure in compliance with Section 64-4.D.9. of the Zoning Ordinance will be provided;
- 6) either revision of the site plan to depict proper queuing spaces for both the pick-up window and menu board, or removal of the menu board;
- 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. 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 (Site is limited to its existing curb cuts, 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 aisle adjacent to building (with new drive-thru) needs to be designated as one-way northbound for its entire length based on the potential queue area and the reduced width (15' – 20' varying). The two driving aisles immediately east of the drive-thru will also need to be designated as right-turn only towards Airport Blvd.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 10) 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).); and*
- 11) provision of two copies of the revised Planned Unit Development site plan prior to the issuance of 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: Element³ Engineering