



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2017

McDonald's USA, LLC
2915 Jorie Boulevard
Oak Brook, IL 60523

Re: 5827 & 5831 U.S. Highway 90 West
(Southeast corner of Hamilton Boulevard and U.S. Highway 90 West).
Council District 4
ZON2017-00396
McDonald's USA, LLC

Dear Applicant/Property Owner:

At its meeting on March 23, 2017, the Planning Commission considered for Planned Unit Development Approval to allow shared access and parking between multiple building sites.

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

- 1) placement of a note stating that if the building footprints are cumulatively increased or decreased by 50%, full compliance with tree planting and landscaping requirements will be required;**
- 2) placement of a note stating that no structures will be erected in any easement;**
- 3) placement of a note on the site plan stating that both lots are limited to existing curb cuts, with the size, design and location to be approved by ALDOT (where applicable) and Traffic Engineering and comply with AASHTO standards;**
- 4) full compliance with the Traffic Engineering comments: "*U.S. Highway 90 is an ALDOT maintained roadway. The site is limited to its existing curb cuts, with size, location and design to be approved by ALDOT (where applicable) and 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.*";**
- 5) full 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.”;

- 6) *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).”;*
- 7) *compliance with Fire 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).”;*
- 8) *submission of a revised site plan to Planning and Zoning prior to submission of land disturbance or building permits; and*
- 9) *full compliance with all other municipal codes and ordinances.*


Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Hutchinson, Moore & Rauch, LLC