

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2010

R. James Halsema
205 Malvern Pl.
Roswell, GA 30076

Re: Case #SUB2010-00078 (Subdivision)
Outlaw 2 Lot Subdivision
5413 & 5415 U.S. Highway 90 West
(Northeast corner of U.S. Highway 90 West and Wiley Orr Road).
2 Lot / .85± Acre

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication of sufficient right-of-way to provide 125' from the centerline of U.S. Highway 90 West and 25' from the centerline of Wiley Orr Road;**
- 2) completion of the subdivision process prior to application for building/Land Disturbance permits;**
- 3) placement of a note on the Final Plat stating that the subdivision is limited to the existing curb-cuts along U.S. Highway 90 West and Wiley Orr Road with the size, location, and design of any additional curb-cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 4) retention of the 25-foot minimum building setback line along U.S. Highway 90 West and Wiley Orr Road adjusted for any required dedications;**
- 5) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 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 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;"***

- 7) compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way (including easements) will require a right-of-way permit, in addition to any required land disturbance permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 9) submission of one copy of the revised PUD site plan to the Planning Section prior to signing of the Final Plat; and,
- 10) full compliance with all municipal codes and ordinances.

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**

August 6, 2010

R. James Halsema
205 Malvern Pl.
Roswell, GA 30076

Re: Case #ZON2010-01664 (Planned Unit Development)
Outlaw 2 Lot Subdivision
5413 & 5415 U.S. Highway 90 West
(Northeast corner of U.S. Highway 90 West and Wiley Orr Road).
Planned Unit Development Approval to allow two buildings on a single building site and shared access and parking.

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site and shared access and parking.

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

- 1) obtain a right-of-way use agreement for the parking and signage, if necessary, due to dedication;**
- 2) revision of the site plan to reflect right-of-way dedication along U.S. Highway 90 West and Wiley Orr Road;**
- 3) revision of the site plan to illustrate the square footage of the Popeye's restaurant;**
- 4) revision of the site plan to illustrate the number of employees that can work at Checkers at any give time and depiction of the outdoor seating area;**
- 5) placement of a note on the site plan stating that the site is limited to the existing curb-cuts along U.S. Highway 90 West and Wiley Orr Road with the size, location, and design of any additional curb-cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 6) retention of the 25-foot minimum building setback line along U.S. Highway 90 West and Wiley Orr Road adjusted for any required dedications;**

- 7) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 8) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;”*
- 9) compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way (including easements) will require a right-of-way permit, in addition to any required land disturbance permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 10) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planned Unit Development Approval prior to the issuance of any permits;
- 12) submission of one copy of each of the revised site plan/Final Plat to the Planning Section prior to signing of the Final Plat; and,
- 13) full compliance with all 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