



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Omar, Inc.
P.O. Box 190279
Mobile, AL 36619

Re: Case #SUB2014-00033 (Subdivision)
Tilcor Subdivision
5442 U.S Highway 90 West
(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).
2 Lots / 0.9±

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

At its meeting on May 01, 2014, the Planning Commission considered the above referenced subdivision application.


After discussion, the Planning Commission held the matter over until the May 15, 2014 meeting to be heard in conjunction with the associated PUD.

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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Omar, Inc.
P.O. Box 190279
Mobile, AL 36619

Re: Case #ZON2014-00733 (Planned Unit Development)

Tilcor Subdivision

5442 U.S Highway 90 West

(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).

Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.

After discussion, it was decided to hold the matter over until the May 15, 2014 meeting to allow staff to review the revised plan submitted April 30, 2014 to address the following:

- 1) **revise the site plan to reflect the preliminary plat to include the total number of lots and the dimensions of the lots;**
- 2) **revise the site plan to depict the 60' minimum building setback line;**
- 3) **placement of a note on the site plan stating the site is limited to a total of 2 curb-cuts to U.S. Highway 90 West, with the size, design and location to be approved by Traffic Engineering, ALDOT, and in conformance with AASHTO standards.;**
- 4) **revise the site plan to depict the lot sizes in square feet and acres;**
- 5) **revise the site plat to provide the landscaping frontage and total landscaping calculations;**
- 6) **revise the site plan to depict frontage trees and perimeter tress;**
- 7) **submission of a revised narrative requesting shared access as well as shared parking;**
- 8) **revise the site plan to illustrate the location of the menu board(s), service window(s), and queuing spaces;**
- 9) **retention of dumpsters on the site plan;**

Tilcor Subdivision PUD
May 02, 2014

- 10) placement of a note on the site plan stating dumpsters will be enclosed on all three sides and connected to sanitary sewer;
- 11) retention of 24' wide drive aisles as depicted on site plan;
- 12) revise the site plan to depict the location of wall and freestanding signage for the site;
- 13) revise the site plan to depict sidewalk along U.S Highway 90, or submit a sidewalk waiver request;
- 14) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 15) compliance with Engineering comments: *"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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.3. Add a note to the PUD Plan stating that the proposed development must comply with the following Engineering Department Policy Letters: i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System)";*
- 16) compliance with Traffic Engineering comments: *"US Highway 90 is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Traffic Engineering concurs with the modification and closure of the northern driveways. The existing southern driveway, illustrated to remain as is, will also need to be modified to a standard driveway curb cut. The skew will need to be straightened and the placement shifted as much as practical to improve the left turn movement into the site. If the cross-access to the shopping center west of this site is to be maintained, the access point will need to be reconstructed with proper ingress/egress. Currently it appears as though extra asphalt was laid to transition over the curb from the shopping center. Additional comments may be necessary with a revised PUD to relocate the proposed building outside the front setback.";*
- 17) 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).";*
- 18) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.";* and

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19) 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: Byrd Surveying, Inc.