



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2015

J. Burmeister, LLC
165 West I-65 Service Road N
Mobile, AL 36608

Re: (North side of Airport Boulevard 405'± West of Border Drive).
Council District 7

ZON2015-00642

J. Burmeister, LLC

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access, parking and increase signage for a proposed restaurant.

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

At its meeting on April 16, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on single building site and shared access and parking.

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

- 1) Provision and depiction of frontage trees along Airport Boulevard on the revised site plan;
- 2) Revision of the site plan to quantify and illustrate full compliance with the tree and landscape requirements of the Zoning Ordinance;
- 3) Provision of bumper stops or curbing for all new proposed parking spaces on the revised site plan;
- 4) Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2., 64-6.A.3.c., and 64-6.A.8. of the Zoning Ordinance. Photometric plans will be required at the time of land disturbance;
- 5) Revision of the site plan to depict all proposed dumpsters in compliance with Section 64-4.D.9. of the Zoning Ordinance on the revised site plan, to include a connection to sanitary sewer;
- 6) 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. Add a note to the Plat stating that 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.);*
- 7) *Compliance with Traffic Engineering Comments: (A traffic study was previously completed for this site, which included an estimated trip generation for the outparcel developments. No revision to the impact study will be required. Driveway number, 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.);*
 - 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).);*
 - 9) *Compliance with Fire Department 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.);*
 - 10) Submission of an approved, revised PUD site plan prior to the issuance of a Land Disturbance Permit;
 - 11) Development limited to the revised site plan, – future development will require new PUD applications to amend the existing PUD;
 - 12) Submission of a variance application to the Board of Zoning Adjustment for any desired increase in allowable signage;
 - 13) Provision of a copy of the recorded PUD Restrictions; and
 - 14) 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

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Mobile Outparcels, LLC
Goodwyn Mills Cawood