

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2010

Checkers Drive-In Restaurants, Inc.
4300 West Cypress St, #600
Tampa, FL 36607-4157

Re: Case #SUB2010-00079 (Subdivision)
Checkers St Stephens Road Subdivision
2300 St Stephens Road
(Northeast corner of St. Stephens Road and Craft Highway South).
1 Lot / .51± 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) 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;”***
- 2) correction of the legal description (change from *North 42d 47m 47s East* to *North 42d 47m 47s West*);**
- 3) placement of a note on the final plat stating that the site is limited to its existing curb-cuts (two curb-cuts onto South Craft Highway, and four curb-cuts onto St. Stephens Road), and that any change to a curb-cut must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 4) compliance with and placement of Urban Forestry comments as a note on the plat: *“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;" and,

- 5) provision of two (2) copies of the revised PUD site plan, if approved, prior to the signing of the final plat.

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 #ZON2010-01665 (Planned Unit Development)
Checkers St Stephens Road Subdivision
2300 St Stephens Road
(Northeast corner of St. Stephens Road and Craft Highway South).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s):

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

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

- 1) compliance with Engineering comments: “*Must comply with all storm water 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;*”**
- 2) correction of the written legal description (change from North 42d 47m 47s East to North 42d 47m 47s West);**
- 3) placement of a note on the site plan stating that the site is limited to its existing curb-cuts (two curb-cuts onto South Craft Highway, and four curb-cuts onto St. Stephens Road), and that any change to a curb-cut must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**

- 4) compliance with and placement of Urban Forestry comments as a note on the site plan: *“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;”*
- 5) application for a land disturbance permit for the frontage tree compliance requirements prior to the signing of the final plat;
- 6) successful application to the Board of Adjustment for a parking ratio variance if necessary (and other variances as needed), or removal of a sufficient quantity of outdoor seating to bring the site into compliance with the minimum required parking ratio;
- 7) provision of two (2) copies of the revised PUD site plan, if approved, prior to the signing of the final plat; and,
- 8) 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: R. James Halsema