



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

KMH, LLC
3005 Riverview Point Drive S
Theodore, Alabama 36582

Re: **Case #ZON2012-02672**

KMH, LLC

312 & 332 Schillinger Road South and 7860 Airport Boulevard
(Northwest corner of Schillinger Road South and Airport Boulevard).
Planned Unit Development Approval to allow shared access and parking between
multiple building sites.

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between multiple building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **revision of the minimum building setback line along Schillinger Road South to reflect future dedication sufficient for a 100-foot wide right-of-way;**
- 2) **compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The "existing right in only" driveway on Schillinger Road nearest the restaurant site to be modified, with design to be approved by Traffic Engineering and to meet AASHTO standards.*);**
- 3) **compliance with Engineering comments (1) *Any work performed in the existing Airport Blvd or Schillinger Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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 development will need to 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) The additional runoff from the proposed site will need to be accounted for by the design Engineer in the Land Disturbance Permit application package. The required, additional storm water detention may be provided within the existing on-site detention facility, or, in a new detention facility placed on-site; 4) The surface grading for the proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. 5) An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit.);

- 4) 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.*);
- 5) provision of 4 additional frontage trees within the front setback area, to match existing trees in this area; and
- 6) full compliance with all other municipal codes and ordinances, with the exception of the requirement of a sidewalk.

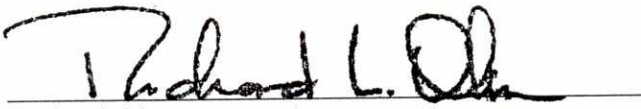
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Marjorie Williamson
Mobile Airport Authority
Frank Dagley & Associates