

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2012

B. White-Spunner, et al
P.O. Box 7475
Mobile, AL 36670

Re: Case #SUB2012-00018 (Subdivision)
OSR Subdivision
5559 Old Shell Road
(South side of Old Shell Road, 570'± East of University Boulevard South)
Number of Lots / Acres: 1 Lot / 1.4± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 5

Dear Applicant(s):

At its meeting on March 15, 2012, the Planning Commission heard the above referenced request for subdivision.

After discussion, the Commission decided to hold the matter over until the April 19, 2012, meeting, with revisions due by March 23, 2012, so that the applicant can undertake the following:

- 1) include the adjacent “Subway” restaurant parcel in the Subdivision application, to include additional postage, notification labels, revised applications, and revised plats.**

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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2012

B. White-Spunner, et al
P.O. Box 7475
Mobile, AL 36670

Re: Case #ZON2012-00566 (Planned Unit Development)
OSR Subdivision
5559 Old Shell Road
(South side of Old Shell Road, 570'± East of University Boulevard South)
Planned Unit Development approval to allow multiple buildings on a single building site
and shared access between two building sites.
Council District 5

Dear Applicant(s):

At its meeting on March 15, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and shared access between two building sites.

After discussion, it was decided to hold the matter over until the April 19, 2012, meeting, with revisions due by March 23, 2012, so that the applicant can undertake the following:

- 1) **correction of dimensional errors in the parking areas;**
- 2) **revision of the site plan to clearly show full compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 3) **revision of the site plan to depict and label all existing trees on the site that are 24-inches DBH or larger, to include the DBH and tree species;**
- 4) **revision of the site plan to show proper screening for the dumpster area;**
- 5) **revision of the site plan to comply 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). Preservation status is to be given to the 50” Live Oak Tree located on the South side of Lot 1 between proposed buildings. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Granting Preservation status to this 50” Live Oak Tree will require the applicant to redesign the site;”**

- 6) revision of the site plan to comply with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A physical barrier, such as curbing and/or grassing, must be provided between the proposed site and the existing Subway restaurant property, as it concerns with non-standard circulation (driving on the left as opposed to the right). The adjacent property contains only pavement and grass, and it is not obvious how cross access will be prohibited;”*
- 7) revision of the site plan to comply with Engineering comments: *“1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2. On-site detention is required and must be in conformance with the City of Mobile Stormwater Management and Flood Control Ordinance;”*
- 8) revision of the site plan to comply 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;”*
- 9) revision of the site plan to include verification that tractor trailers can service the site, if such truck access is anticipated;
- 10) revision of the site plan to depict a fence and 10-foot buffer where the site abuts residentially-zoned property;
- 11) revision of the site plan to indicate compliance with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding site and parking area lighting;
- 12) revision of the site plan to depict the existing billboard, if it will remain on site;
- 13) revision of the site plan to depict any stormwater detention facilities that are proposed for the site; and,
- 14) revision of the site plan, if necessary, to comply with “accessible route” and other requirements of the Americans with Disabilities Act.

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: Rester and Coleman Engineers, Inc.