

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Southeast Alabama Realty, LLC
6900 South Gray Road
Indianapolis, ID 45237

Re: Case #SUB2011-00076 (Subdivision)
Airport Waffle House Subdivision
3024 Airport Boulevard
(North side of Airport Boulevard Service Road, 490' ± West of Sage Avenue).
Number of Lots / Acres: 2 Lots / 3.5± Acres
Engineer / Surveyor: Rowe Surveying & Engineering, Co. Inc.
Council District 5

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission decided to hold the matter over until the September 1, 2011 meeting so that the applicant can submit additional information by August 10, 2011 for the PUD application, and comply with the following:

- 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 will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)**

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

Airport Waffle House Subdivision

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying & Engineering Company, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Southeast Alabama Realty, LLC
6900 South Gray Road
Indianapolis, ID 45237

Re: Case #ZON2011-01698 (Planned Unit Development)
Airport Waffle House Subdivision
3024 Airport Boulevard
(North side of Airport Boulevard Service Road, 490'± West of Sage Avenue)
Planned Unit Development Approval to allow shared access and parking between
two building sites.
Council District 5

Dear Applicant(s):

At its meeting on August 5, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

After discussion, it was decided to hold the matter over until the September 1, 2011 meeting so that the applicant can provide the following information by August 10, 2011:

- 1) revision of the site plan to illustrate all parking to be provided on site.
- 2) inclusion of the property located to the immediate West as part of the PUD (showing parking, total building area and use, footprint area, landscape area, etc), with owner approval and new labels and postage for the entire notification area to be provided to Planning by Wednesday, August 10th, or revision of the site plan to eliminate shared access between the lots;
- 3) revision of the site plan to depict elimination and landscaping of any curb-cuts determined unnecessary for the development;
- 4) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance, as well as the per-unit landscaping requirements of the PUD regulations, and potentially provision of a statement about the innovative nature of the development to explain why not all of the 60% of the 12% of the required landscaping can be placed within the frontage area (if this is the case), and explaining how it will be accommodated elsewhere within the development;

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- 5) revision of the site plan to depict / calculate site coverage area for any portion of the site covered by a roofed structure;
- 6) revision of the site plan to include illustrate the provision of all screened dumpsters, or placement of a note on the site plan stating that dumpsters will not be provided as part of the development;
- 7) revision of the site plan to illustrate a proper 10' wide vegetative or 6' privacy fence buffer in compliance with Section V.A.8. of the Subdivision Regulations.
- 8) revision of the site plan to comply 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 will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"* and,
- 9) provision of five (5) copies of the revised site plan and any other supporting documentation to the Planning Section of Urban Development by Wednesday, August 10, 2011.

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: Rowe Surveying & Engineering Company, Inc.