

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 3, 2010

Marl Cummings
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #SUB2010-00129 (Subdivision)
Hillcrest Plaza Outparcel Subdivision
6153 and 6169 Airport Boulevard
(South side of Airport Boulevard, 300'± East of Hillcrest Road).
1 Lot / 0.7± Acre

Dear Applicant(s):

At its meeting on December 2, 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. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Engineer’s analysis of the capacity of the receiving drainage system required for the release of stormwater into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 2) 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;”*

- 3) placement of a note on the final plat stating that the lot is limited to its existing curb-cut, with any changes of the size or design to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 4) placement of a note on the final plat stating that the location of any approved curb-cut is limited to an approved PUD; and,
- 5) provision of a sidewalk along the remainder of the lot's frontage along Airport Boulevard.

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: Frank A. Dagley

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 3, 2010

Marl Cummings
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #ZON2010-02641 (Planned Unit Development)

Hillcrest Plaza Outparcel Subdivision

Southeast corner of Airport Boulevard and Hillcrest Road.

Planned Unit Development Approval to allow multiple buildings on a single building site with shared access and parking between multiple building sites.

Dear Applicant(s):

At its meeting on December 2, 2010, the Planning Commission considered for Planned Unit Development Approval the site plan to allow multiple buildings on a single building site with shared access and parking between multiple building sites.

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

- 1) **compliance with Engineering comments:** *“Must comply with all stormwater and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Engineer’s analysis of the capacity of the receiving drainage system required for the release of stormwater into the system. If undersized, then either additional detention must be provided or the applicant shall improve the receiving drainage system. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 2) **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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;”*

- 3) placement of a note on the site plan stating that the site is limited to the existing curb-cuts, with any change to the location of the curb-cuts requiring a new PUD application;
- 4) placement of a note on the site plan stating that modification of the size or design of any curb-cuts is subject to the approval of Traffic Engineering, and must comply with AASHTO standards;
- 5) elimination of split zoning on the site, where it crosses lot lines along Airport Boulevard, prior to any site redevelopment;
- 6) any future “change of occupancy” to a higher parking ratio use such as a restaurant to require a site plan that includes a list of tenants by use and size, and a site plan accurately depicting all parking;
- 7) provision of a sidewalk for that portion of the site lacking a sidewalk along Airport Boulevard;
- 8) any future re-development of the site to possibly include elimination of access to adjacent properties not part of the PUD; and,
- 9) 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: Frank A. Dagley