



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

R&R Group Holdings
Attn: Roger Webb
220 West Garden St. STE 500
Pensacola, FL 32502

Re: 7765 Airport Boulevard and 425 Schillinger Road South
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Council District 6
ZON2014-02492 (Planned Unit Development)
R&R Group Holdings, LLC
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and Multiple buildings on a single building site.

Dear Applicant(s)/ Property Owner(s):

At its meeting on December 18, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking across multiple lots and Multiple buildings on a single building site.

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

- 1) **Revision of the site plan to depict two frontage trees on the Wendy's site, in lieu of two front parking spaces, with the planting areas separated by at least 4 parking spaces, and the frontage trees to match in size and species the other Westwood Plaza frontage trees along Schillinger Road;**
- 2) **Revision of the site plan to depict two parking trees on the Wendy's site to match the size and species of parking trees planted elsewhere on the Westwood Plaza site;**
- 3) **Revision of the site plan to depict the existing billboard structure on the Wendy's site, if it is to remain, and to remove any parking spaces that may be encumbered by the billboard structure;**

- 4) Any new site or parking area lighting on the Wendy's site to comply with the applicable requirements of Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 5) Any new dumpsters on the Wendy's site to be placed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 6) The remainder of the Westwood Plaza site to comply with the conditions of approval from the April 3, 2014 meeting of the Planning Commission;
- 7) Revision of the overall Westwood Plaza site plan to reflect changes that have occurred due to improvements to the Chick-fil-A site, the relocation of multi-tenant pylon signs, etc., with revised site plans submitted to Permitting and Planning;
- 8) Revision of the overall Westwood Plaza tree and landscape plan to reflect changes due to the Wendy's site and other site modifications, with revised site plans submitted to Permitting;
- 9) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, 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 Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 5. The proposed development must comply with all Engineering Department Policy Letters.*);
- 10) Compliance with Traffic Engineering comments (*A traffic impact study was completed for this development in 2013. One of the recommendations in the study was to modify the northern most driveway on Schillinger Rd to physically restrict access to right-in, right-out only. At that time, the Wendy's site was not included as part of the PUD, and the physical restriction was deemed to be in conflict with the lease agreement. Now that the Wendy's site is part of the overall site PUD, this driveway, due to its proximity to the intersection of Airport Boulevard and Schillinger Road, should be modified with a raised island to physically restrict turns to right-in/right-out only. Also, if this revision is to be a revised PUD for the entire Westwood development, the Chick-fil-a site should be*

modified to reflect the recent changes to the drive-thru and parking on its site. For the redeveloped Wendy's site, all on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

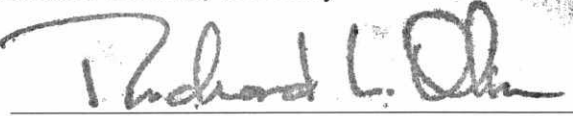
- 11) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 12) Compliance with Fire comments (*All projects 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.);*
- 13) Full compliance with all municipal codes and ordinances; and
- 14) Provision of a revised PUD site plan to the Planning Division of Urban Development prior to the submittal of drawings for the associated building permits.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Westwood Plaza
Bamchick, LLC
McCrory & Williams



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December 22, 2014

R&R Group Holdings
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220 West Garden St. STE 500
Pensacola, FL 32502

Re: 7765 Airport Boulevard and 425 Schillinger Road South
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Council District 6
ZON2014-02490 (Sidewalk Waiver)
Ivan Blackmon
Request to waive construction of a sidewalk along Schillinger Road South.

Dear Applicant(s)/ Property Owner(s):

At its meeting on December 18, 2014, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

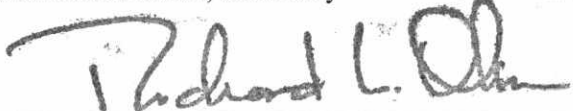
After discussion, it was decided to approve the request to waive construction of a sidewalk along Schillinger Road South.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning