

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 11, 2013

Westwood Plaza, LLC  
P.O. Box 16167  
Mobile, Alabama 36616

**Re: Case #SUB2013-00008 (Subdivision)**

**Westwood Plaza Subdivision**

7765 Airport Boulevard

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).

5 Lots / 21 ± Acres

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

At its meeting on March 7, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the April 4<sup>th</sup> meeting, with the following revisions due by March 18<sup>th</sup>:

- 1) **provision of documentation showing that the applicant owns all of the property included as part of the application, or that they are authorized to act on the behalf of the property owner;**
- 2) **revision of the plat to reflect dedication to provide 50-feet from centerline along Schillinger Road for proposed Lots 1, 2 and 5;**
- 3) **revision of the plat to reflect additional setback along Schillinger Road of 10-feet for proposed Lots 3 and 4;**
- 4) **revision, if necessary, to reflect 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. Any 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 storm sewer. 4. An ADEM NOI 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.);*

- 5) revision, if necessary, to reflect compliance with Traffic Engineering comments *(The proposed traffic signal on Schillinger Road will not be permitted at the site driveway. The proposed location is less than the recommended distance from the nearest signalized intersections, to both Airport Boulevard to the north and Glider Avenue to the south. In addition, an ALDOT safety project is to be completed along this corridor in the very near future to improve traffic flow and apply access management techniques. Existing signals may be altered or even removed, and new signalized intersections created that will provide improved access to the corridor. A draft traffic impact study has been submitted and was reviewed. Revisions to the study are necessary to accept the document as final and complete.);*
- 6) depiction of the 25-foot minimum building setback line along all street frontages, reflecting any required dedication or future right-of-way widths.

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 and Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 11, 2013

Westwood Plaza, LLC  
P.O. Box 16167  
Mobile, Alabama 36616

**Re: Case #ZON2013-00098 (Planned Unit Development)**

**Westwood Plaza Subdivision**

7765 Airport Boulevard

(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).

Planned Unit Development Approval to allow shared access across multiple lots and multiple buildings on a single building site.

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

At its meeting on March 7, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow shared access across multiple lots and multiple buildings on a single building site.

After discussion, it was decided to holdover the above referenced Planned Unit Development until the April 4<sup>th</sup> meeting, with the following revisions due by March 18<sup>th</sup>:

- 1) provision of documentation showing that the applicant owns all of the property included as part of the application, or that they are authorized to act on the behalf of the property owner;**
- 2) revision of the site plan to reflect right-of-way dedication along Schillinger Road, as specified for the Subdivision plat;**
- 3) revision of the site plan to reflect the required 25-foot minimum building setback line along all street frontages, adjusted for required dedication or additional setback;**
- 4) revision of the site plan to depict sidewalks along all street frontages, or placement of a note on the site plan stating that a Sidewalk Waiver application will be submitted;**
- 5) revision of the site plan to ensure that an adequate number of “accessible” and “van accessible” parking spaces with accompanying access aisles are provided, in compliance with the 2009 International Building Code;**

- 6) revision of the site plan, including the placement of a note on the plan, to ensure that all parking spaces are a minimum of 9 x 18 feet;
- 7) revision, if necessary, to reflect 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. Any 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 storm sewer. 4. An ADEM NOI 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.*);
- 8) revision, if necessary, to reflect compliance with Traffic Engineering comments (*The proposed traffic signal on Schillinger Road will not be permitted at the site driveway. The proposed location is less than the recommended distance from the nearest signalized intersections, to both Airport Boulevard to the north and Glider Avenue to the south. In addition, an ALDOT safety project is to be completed along this corridor in the very near future to improve traffic flow and apply access management techniques. Existing signals may be altered or even removed, and new signalized intersections created that will provide improved access to the corridor. A draft traffic impact study has been submitted and was reviewed. Revisions to the study are necessary to accept the document as final and complete.*);
- 9) revision of the site plan to depict full compliance with the tree and landscape requirements of the Zoning Ordinance, or provision of justification as to why the development will not meet the minimum requirements; and
- 10) revision of the site plan to depict a 10-foot wide setback buffer, and either an evergreen vegetative buffer or a six-foot high wooden privacy fence.

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 and Engineering