

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Valenti Southeast Realty
1400 Urban Center Drive
Vestavia Hills, AL 35242

Re: Case #ZON2008-00225 (Sidewalk Waiver)
Valenti Southeast Realty
3215 Airport Boulevard
(South side of Airport Boulevard, extending to the North side of Airport
Boulevard Service Road, 670' \pm West of Bel Air Boulevard).
Request to waive construction of sidewalks along Airport Boulevard, Airport
Boulevard Service Road, and two mall entrance drives.

Dear Applicant(s):

At its meeting on February 21, 2008, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve your request to waive construction of a sidewalk with the exception that pedestrian access is to be provided at the Northeast or Northwest corner of the site, to be coordinated with Traffic Engineering.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Valenti Southeast Realty
1400 Urban Center Drive
Vestavia Hills, AL 35242

Re: Case #ZON2008-00226 (Planned Unit Development)

Valenti Southeast Realty

3215 Airport Boulevard

(South side of Airport Boulevard, extending to the North side of Airport Boulevard Service Road, 670'± West of Bel Air Boulevard).

Planned Unit Development Approval to allow a reduced front setback for a restaurant.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a reduced front setback for a restaurant.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) the site is limited to two curb-cuts to the Airport Boulevard Service Road to align with the parking aisles located immediately next to the proposed restaurant, and the site plan should be revised to adjust the Western curb-cut to align with the parking aisle, with the size and design to be approved by Traffic Engineering and to conform with AASHTO standards;**
- 2) existing curb-cuts are to be removed and landscaped to match adjacent right-of-way;**
- 3) the site is denied any curb-cuts onto to Airport Boulevard;**
- 4) revision of the site plan to depict the 25-foot minimum building setback line along all street frontages, except where the building and dumpster will encroach upon the setback – the setback line to follow the building and dumpster enclosure as depicted, not to be less than 6-feet from the property line;**
- 5) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Handicap ramps and crosswalk to Airport Boulevard will be the responsibility of developer, with their location – either the Northeast or Northwest corner – and design to be coordinated with Traffic Engineering. The existing entrance should be closed and new entrances*)**

located to allow for better traffic flow and ingress/egress, with the new entrances directly aligning with the parking access aisles adjacent to the proposed restaurant.);

- 6) revision of the site plan to ensure that all parking and new curbing for the parking areas occurs within the boundaries of the site, and that vehicles will not overhang the property boundaries – installing wheel stops as necessary;
- 7) coordination with Urban Forestry regarding compliance with the tree requirements of the Zoning Ordinance;
- 8) revision of the site plan to provide additional landscape area by curving the parking area where the original curb-cuts are eliminated, and consideration of replacing the motorcycle parking spaces with additional landscape area; and
- 9) submission of a revised PUD site plan, per the above conditions, prior to the submittal of revised drawings for the commercial site plan review process.

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