

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 4, 2009

Valenti Southeast Realty
1400 Urban Center Dr.
Vestavia Hills, AL 35242

Re: Case #ZON2009-01739 (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 reduced front yard setbacks for a
restaurant.

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

At its meeting on September 3, 2009, the Planning Commission considered for Planned
Unit Development the site plan to allow reduced front yard setbacks for a restaurant.

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

- 1) **the site is limited to the two proposed curb cuts to the Airport Boulevard Service Road;**
- 2) **subject to the Traffic Engineering Comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Handicap ramps and crosswalks will be the responsibility of the developer, with their location and design to be coordinated with Traffic Engineering. The crosswalk on the northeast side of the development should be relocated to the northwest side of the development, crossing Airport Boulevard only, where there are existing pedestrian signals. Handicap ramps should meet current ADA requirement and City of Mobile standards. Crosswalks and any other proposed striping changes should meet MUTCD standards*);**
- 3) **existing curb cuts are to be closed with curbing and landscaping to match adjacent right-of-way;**
- 4) **the site is denied any curb cuts onto Airport Boulevard;**
- 5) **full compliance with the landscaping and tree planting requirements; and,**
- 6) **subject to the Engineering Comments: (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*).**

Valenti Southeast Realty

July 2, 2009

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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