

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

City of Mobile
Real Estate Department
P.O. Box 1827
Mobile, AL 36633

Re: Case #SUB2010-00091 (Subdivision) (Holdover)
City/County Offices Subdivision
850 St Anthony Street & 272 North Broad Street
(Northeast corner of St. Anthony Street and North Broad Street, extending to the
Southeast corner of North Broad and Congress Street.)
2 Lot / 3.3± Acre

Dear Applicant(s):

At its meeting on October 7, 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: *(Show Minimum Finished Floor Elevation on each lot on Plat. Also show the FFE on the plat for the existing buildings. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.)***
- 2) depiction of the minimum building setback line for Lots 1 and 2 on the Final Plat;**
- 3) placement of a note on the Final Plat stating Lot 1 is limited to the existing curb-cuts (one curb-cut onto North Broad Street, two curb-cuts onto Jefferson Street) and Lot 2 is limited to the existing curb-cuts (one curb-cut onto North Broad Street and one curb-cut to Jefferson Street), if any of the sites are redeveloped the size, location, and design of each curb-cut are to be approved by Traffic Engineering and conform to AASHTO standards;**

- 4) placement of a note on the Final Plat/site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,
- 5) provision of two (2) copies of the revised PUD site plan prior to the signing of the Final Plat.

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: Mobile County Commission
McCrory and Williams Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

City of Mobile
Real Estate Department
P.O. Box 1827
Mobile, AL 36633

Re: Case #ZON2010-02286 (Planned Unit Development)

City of Mobile / Mobile County

850 St. Anthony Street

(Northeast corner of St. Anthony Street and North Broad Street, extending to the Southeast corner of North Broad and Congress Street.).

Planned Unit Development Approval to allow shared access and parking between two building sites.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered for Planned Unit Development the site plan allow shared access and parking between two building sites.

After discussion, this application was approved, subject to the following conditions:

- 1) **compliance with Engineering comments:** *(Show Minimum Finished Floor Elevation on each lot on Plat. Also show the FFE on the plat for the existing buildings. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.)*
- 2) **depiction of the minimum building setback line for Lots 1 and 2 on the site plan;**
- 3) **placement of a note on the site plan stating Lot 1 is limited to the existing curb-cuts (one curb-cut onto North Broad Street, two curb-cuts onto Jefferson Street) and Lot 2 is limited to the existing curb-cuts (one curb-cut onto North Broad Street and one curb-cut to Jefferson Street), if any of the sites are redeveloped the size, location, and design of each curb-cut are to be approved by Traffic Engineering and conform to AASHTO standards;**

- 4) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 5) depiction of a dumpster, screened from view and in compliance with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, or the provision of a note on the site plan stating that no dumpster will be provided;
- 6) provision of two (2) copies of the revised PUD site plan prior to the signing of the Final Plat; and,
- 7) 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: Mobile County Commission
McCrory Williams