

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 20, 2009

The Salvation Army  
1009 Dauphin Street  
Mobile, Alabama 36604

**Re: Case #SUB2009-00003**  
**Salvation Army Subdivision, Resubdivision of**  
3300 Moffett Road  
(North side of Moffett Road, 1040'± West of Western Drive).  
2 Lots / 2.1± Acres

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

At its meeting on March 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the 25-foot minimum building line to show the minimum building line along all street frontages, including Creighton Street;
- 2) revision of the Creighton Street label to include “unopened”;
- 3) dedication sufficient to provide right-of-way for a turnaround diameter of 120 feet at the terminus of the Creighton Street right-of-way or vacation of the Creighton Street right-of-way;
- 4) placement of a note on the final plat stating that both lots are limited to their existing number of curb cuts to Moffett Road, with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that Lot A access to Creighton Street is limited to the existing curb cut until it is improved with a City of Mobile-standard street;
- 6) placement of a note on the final plat stating that should Creighton Street ever be improved to City of Mobile standards, Lot A will be limited to two curb cuts to Creighton Street with the size, design and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) labeling of each lot with size (in square feet), or provision of a table with the same information;
- 8) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) full compliance with all municipal codes and ordinances.

**Salvation Army Subdivision, Resubdivision of**

**March 20, 2009**

**Page 2**

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](mailto: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: Byrd Surveying, Inc.