

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 4, 2009

Property Solutions
P.O. Box 1762
Mobile, AL 36533

Re: Case #SUB2009-00155 (Subdivision)
Anton Street Subdivision
2421 Anton Street
(West side of Anton Street, 3/10± mile North of West I-65 Service Road North).
1 Lot / 7.8± Acre

Dear Applicant(s):

At its meeting on December 3, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to correct the property dimension along Anton Street;**
- 2) **retention of all plat notes on the preliminary plat;**
- 3) **provision of a note on the final plat limiting the site to two curb cuts to Anton Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **depict compliance with Engineering Comments: *“Must comply with all stormwater and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site in excess of 4000 square feet. Wetlands are shown on the City of Mobile GIS database. Need to show the limits of the wetlands on the plat or supply documentation that the wetlands do not exist. Add a note to the plat that any development within the limits of the wetlands is prohibited without the approvals of the City Engineer and the Corps of Engineers. Any work performed in the right-of-way will require a right-of-way permit”*;**
- 5) **provision of a note on the final plat stating that the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities; and**
- 6) **provision 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.**

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Anton Street Subdivision

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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: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 4, 2009

Property Solutions
P.O. Box 1762
Mobile, AL 36533

Re: Case #ZON2009-02560 (Rezoning)
Property Solutions Now, LLC
2421 Anton Street
(West side of Anton Street, 3/10± mile North of West I-65 Service Road North).
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to
allow a trucking company.

Dear Applicant(s):

At its meeting on December 3, 2009, the Planning Commission considered your request for a change in zoning from an R-1, Single-Family Residential District, to I-1, Light Industry District, to allow a trucking company.

After discussion, it was decided to recommend approval of the zoning request to the City Council, subject to the following conditions:

- 1) completion of the subdivision process; and,**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$170.80**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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