

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 2, 2012

The Broadway Group, LLC  
132 Holmes Avenue, NW  
Huntsville, AL 35801

**Re: Case #SUB2012-00006**  
**TBG III Subdivision**  
607 Wilson Avenue South  
(Northwest corner of Wilson Avenue South and Osage Street)  
**Number of Lots / Acres:** 1 Lot / 0.9± Acre  
**Engineer / Surveyor:** 4Site, Inc.  
Council District 1

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of a 25' setback from the future right of way line along Wilson Avenue (20' future ROW + 25' = 45' Setback);**
- 2) **relocation or demolition of the existing structure to remove it from the required dedication with proper permits;**
- 3) **retention of lot area size in square feet and acres, on the Final Plat;**
- 4) **provision of a 20' minimum building set back line along Osage Street, on the Final Plat;**
- 5) **revision of the labeling of "Parcel A" to "Lot 1" or "Lot A";**
- 6) **compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Wilson Avenue South and Osage Street;**
- 7) **placement of a note on the Final Plat stating that site is denied access to Osage Street and limited to one curb-cut to Wilson Avenue South with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 8) **compliance with Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"* and,**
- 9) **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**

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**regulations regarding endangered, threatened, or otherwise protected species.**

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: James O. & Annie L. Gordon  
Barbara R. Wright  
4Site, Inc.