



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Gulf Coast Federal Credit Union
1001 Springhill Avenue
Mobile, AL 36604

Re: Case #SUB2013-00033
Gulf Coast Federal Credit Union Commercial Subdivision, Resubdivision of
1001 Springhill Avenue
(South side of Springhill Avenue, 150'± East of North Pine Street extending to the East terminus of Oak Street).
Number of Lots / Acres: 1 Lot / 1.1± Acre

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

At its meeting on June 6, 2013, the Planning Commission waived Section V.B.14. of the Subdivision Regulations regarding right-of-way widths for Oak Street and Section V.D.9. of the Subdivision Regulations regarding the 25-foot front setback and tentatively approved the above referenced subdivision for one lot subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Springhill Avenue and one curb cut to Oak Street, with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that if the lot is ever rezoned to a classification other than B-4, General Business District, then the required front yard for that zoning district shall be the required front yard;
- 3) compliance with Engineering comments: (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Show/label the MFFE on Lot 1;*)

- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for flooding issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 5) 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.

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 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.

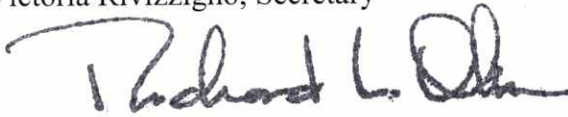
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.