

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Joseph Payne
6333 Cottage Hill Road
Mobile, AL 36609

Re: Case #SUB2008-00232 (Subdivision)
Grant Street East Subdivision
Southeast corner of Grant Street and Airport Boulevard.
1 Lot / 0.3± Acre

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

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the size of the lot or provision of a table with the same information on the plat;**
- 2) **the final plat to show setback from all street rights-of-way as shown on the preliminary plat (10-feet);**
- 3) **placement of a note on the final plat limiting the site to one two-way curb cut or two one-way curb cuts to Florida Street Extension, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the final plat limiting the site to two curb cuts to the unopened Grant Street right-of-way after such time that Grant Street has been constructed to city standards with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the final plat denying access to Airport Boulevard;**
- 6) **placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**
- 7) **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;**

- 8) **compliance with all engineering comments:** *Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit; and*
- 9) **compliance with all Urban Forestry comments:** *Preservation status is to be given to the 48" Live Oak Tree located along the Airport Boulevard R/W. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree removal permits are required from Urban Forestry before removing any Live Oak Tree 24" DBH or larger.*

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 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: Patrick Land Surveying
Estate of Arthur Olensky

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Joseph Payne
6333 Cottage Hill Road
Mobile, AL 36609

Re: Case #ZON2008-02526 (Rezoning)

Joseph Payne

Southeast corner of Grant Street and Airport Boulevard.

Rezoning from R-1, Single-Family Residential, to R-B, Residential-Business, to allow a financial office building.

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

At its meeting on December 4, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-B, Residential-Business, to allow a financial office building.

After discussion, it was decided to modify the zoning request to B-1, Buffer Business, and recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) development limited to the site plan as presented to the Commission, as may be required to be modified by conditions of this approval;**
- 2) developer to submit and obtain a variance for reduced setbacks;**
- 3) submission and approval of a sidewalk waiver if sidewalk construction is not practicable; and**
- 4) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.**

The advertising fee for this application is \$200.65. 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.

Joseph Payne
December 5, 2008
Page 2

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