

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2013

Jean Savell
950 Governors Ct.
Mobile, Alabama 36693

Re: Case #SUB2012-00139 (Subdivision)
Savell Subdivision
3108 Club House Road and 1707 Brill Road
(West side of Club House Road, 240'± West of Dauphin Island Parkway).
2 Lots / 2.5± Acres

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

At its meeting on March 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line;**
- 2) **illustration of the lot size in square feet and acres;**
- 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) **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.*);**
- 5) **placement of a note on the Final Plat limiting each lot to one curb cut each to Club House Road, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 6) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

Savell Subdivision

March 11, 2013

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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: Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2013

Jean Savell
950 Governors Ct.
Mobile, Alabama 36693

Re: Case #ZON2012-03144 (Rezoning)

Jean Savell

3108 Club House Road and 1707 Brill Road

(West side of Club House Road, 240'± West of Dauphin Island Parkway).

Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District, to allow an antique shop.

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

At its meeting on March 7, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and B-1, Buffer-Business District, to allow an antique shop.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) full compliance with tree and landscaping requirements;**
- 2) provision and illustration of either a 6' high privacy fence, or a 6' high 10' wide evergreen vegetative buffer in compliance with Section 64.4.D.1. of the Zoning Ordinance for all adjacent residentially zoned or utilized properties; and**
- 3) completion of the Subdivision process.**

The advertising fee for this application cannot be determined until the legal description has been received. 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.

Jean Savell
March 11, 2013
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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: M. Don Williams Engineering