

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Goodwill Easter Seals of the Gulf Coast , Inc.
2448 Gordon Smith Dr.
Mobile, AL 36617

Re: Case #SUB2010-00137 (Subdivision)
Goodwill Easter Seals Subdivision
7431 Airport Boulevard
(South side of Airport Boulevard, 350'± East of Portside Boulevard).
1 Lot / 3.3± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) compliance with Engineering comments: (Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from the proposed Compactor as well as any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);**
- 2) placement of a note on the Final Plat stating that the lot is limited to the existing two (2) curb-cuts, with the size, design, and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 3) 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;**
- 4) the labeling of the lot with its size in square feet; and,**
- 5) provision of a revised PUD site plan prior to the signing of the Final Plat.**

Case #SUB2010-00137 (Subdivision)

Goodwill Easter Seals Subdivision

January 7, 2011

Page 2

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: Clark, Geer Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Goodwill Easter Seals of the Gulf Coast, Inc.
c/o Frank Hankins
2448 Gordon Smith Dr.
Mobile, AL 36617

Re: Case #ZON2010-02768 (Planned Unit Development)
Goodwill Easter Seals Subdivision
7431 Airport Boulevard
(South side of Airport Boulevard, 350'± East of Portside Boulevard).
Planned Unit Development Approval to allow multiple buildings on a single
building site.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) compliance with Engineering comments: (Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from the proposed Compactor as well as any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);**
- 3) placement of a note on the site plan stating that the lot is limited to two (2) curb-cuts, with the size, design, and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 4) the labeling of the lot with its size in square feet;**
- 5) provision of ten (10) heritage frontage trees along Airport Boulevard, to be coordinated with Urban Forestry; and,**
- 6) provision of a revised PUD site plan prior to the signing of the Final Plat.**

Case #ZON2010-02768 (Planned Unit Development)

Goodwill Easter Seals Subdivision

January 7, 2011

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

cc: Clark, Geer, Latham