



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 24, 2017

USA Properties
775 N. University Blvd., St. 150
Mobile, AL 36608

Re: 1408, 1410 and 1412 Spring Hill Avenue and 160 North Lafayette Street
(Northeast corner of Spring Hill Avenue and North Lafayette Street).
Council District 2
SUB2017-00008 (Subdivision)
USA Springhill East Subdivision

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

At its meeting on February 16, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) dedication of the corner radius at Spring Hill Avenue and North Lafayette Street per Section V.D.6. of the Subdivision Regulations;
- 2) provision of the lot size in square feet and acres;
- 3) retention of the 25' minimum building setback line along both frontages, adjusted for dedication;
- 4) placement of a note on the site plan stating that the lot is limited to one curb cut per street frontage, with size, location and design to be approved by ALDOT and Traffic Engineering (where applicable) and conform to AASHTO standards;
- 5) full compliance with the Traffic Engineering comments (*Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one curb cut per street frontage with size, location and design to be approved by ALDOT and Traffic Engineering (where applicable) and conform to AASHTO standards. New on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 6) full compliance with Engineering comments (**FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description,

required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of Spring Hill Ave. and Lafayette St. to the City of Mobile, and list the amount of dedicated acreage. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat to the Engineering Department.);

- 7) *compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code); and*
- 8) *compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).*

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 marine.karapetyan@cityofmobile.org.

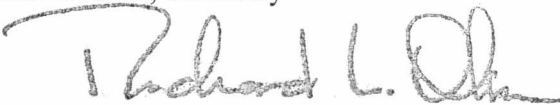
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Anchor Engineering
Wattier Surveying, Inc.



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February 24, 2017

USA Properties
775 N. University Blvd., St. 150
Mobile, AL 36608

Re: 1408, 1410 and 1412 Spring Hill Avenue and 160 North Lafayette Street
(Northeast corner of Spring Hill Avenue and North Lafayette Street).
Council District 2
ZON2017-00097 (Rezoning)
University of South Alabama

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

At its meeting on February 16, 2017, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, B-1, Buffer Business District, and R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a medical office and eliminate split zoning.

After discussion, it was decided to recommend this change in zoning for Approval to B-1, Buffer Business District to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$340.75. 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.


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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen

Deputy Director of Planning

cc: Anchor Engineering