

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2011

Steven A. Murray
P.O. Box 2286
Mobile, AL 36652

Re: Case #SUB2011-00010 (Subdivision)
706-708 Government Street Subdivision
706 and 708 Government Street
(Northeast corner of Government Street and South Scott Street, extending to the
Southeast corner of South Scott Street and Conti Street).
2 Lot / 0.4± Acre

Dear Applicant(s):

At its meeting on March 3, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.3., V.D.6. and V.D.9. of the Subdivision Regulations and tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the street frontage setback is either zero or 5'-plus, or as governed by the Historic District Overlay of the Zoning Ordinance;**
- 2) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the plat providing the same information;**
- 3) placement of a note on the Final Plat stating that full compliance with all building and fire codes is required;**
- 4) compliance with the Engineering comments: *(When applying for a permit for development, need to provide engineering analysis of the receiving drainage system(s) and certify that there is sufficient capacity to receive drainage from the development. If the system is undersized, detention up to the 100 year storm and a 2 year release rate may be required. 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 any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 5) placement of a note on the Final Plat stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. 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;
 - 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies regarding flood zone compliance issues 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) placement of a note on the Final Plat stating that development of the site is limited to an approved Planned Unit Development;
 - 9) provision of a revised PUD site plan prior to the signing of the final plat; and,
 - 10) full compliance with all other municipal codes and ordinances.

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: Walding & Huntley
Asarisi & Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2011

Steven A. Murray
P.O. Box 2286
Mobile, AL 36652

Re: Case #ZON2011-00176 (Planned Unit Development)
706-708 Government Street Subdivision
706 and 708 Government Street
(Northeast corner of Government Street and South Scott Street, extending to the
Southeast corner of South Scott Street and Conti Street).
Planned Unit Development Approval to allow shared access and parking.

Dear Applicant(s):

At its meeting on March 3, 2011, the Planning Commission considered for the above referenced application for Planned Unit Development Approval to allow shared access and parking.

After discussion, this application was approved, subject to the following conditions:

- 1) placement of a note on the site plan stating that no dumpster is to be provided and all trash services will be via curbside pickup;**
- 2) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 3) placement of a note on the site plan stating that compliance with all building and fire codes is required;**
- 4) revision of the site plan to provide a minimum 23' length for all internal parallel parking spaces on the East side of the parking area;**
- 5) revision of the site plan to indicate curbing and/or bumper stops along the West side of the parking area and at the North end of the proposed building addition;**
- 6) elimination of the curb-cut along South Scott Street toward the North end of the parking area;**

- 7) modification of the double curb-cut at the South end of the parking area along South Scott Street to a compliant single curb-cut of 24' width;
- 8) compliance with the Engineering comments: *(When applying for a permit for development, need to provide engineering analysis of the receiving drainage system(s) and certify that there is sufficient capacity to receive drainage from the development. If the system is undersized, detention up to the 100 year storm and a 2 year release rate may be required. 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 any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 9) placement of a note on the site plan stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. 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;
- 10) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 11) placement of a note on the site plan 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;
- 12) provision of two copies of a revised and approved PUD site plan to Planning prior to the signing of the final subdivision plat; and,
- 13) full compliance with all other municipal codes and ordinances.

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: Walding & Huntley
Asarisi & Associates