

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 7, 2009

Bender Real Estate Group  
917 Western America Circle-Suite 102  
Mobile, Alabama 36609

**Re: Case #ZON2009-01696**  
**Bender Real Estate Group Inc.**  
(North side of West I-65 Service Road North, 300'± East of Dauphin Street  
Service Road).  
Planning Approval to allow a bank in a B-1, Buffer Business District.

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

At its meeting on August 6, 2009, the Planning Commission considered for Planning Approval the site plan to allow a bank in a B-1, Buffer Business District.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **revision of the site plan to indicate a two-lane, one-way drive along the East and rear of the building, with the outer lane designated for the rear parking area or pass-through traffic, and the inner lane designated for the drive-through teller stations, with the appropriate markings and signage to be approved by Traffic Engineering;**
- 2) **revision of the site plan to indicate two-lane traffic drives as being a minimum 24' wide curb-to-curb, and the teller lanes under canopy as being a minimum 9' wide curb-to-curb;**
- 3) **revision of the site plan to indicate angled parking in the rear;**
- 4) **provision of the appropriate markings and signage at both the two-way main entrance and the one-way exit, to be approved by Traffic Engineering;**
- 5) **removal of the awning encroaching from the building on the adjacent property to the West into the sanitary sewer easement;**
- 6) **obtaining of approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;**
- 7) **full compliance with the landscaping and tree planting requirements;**

- 8) **subject to the Engineering Comments:** *(Storm water runoff from the site must be routed subsurface to the existing drainage pipes located along the NE property line. The City of Mobile Engineering Department would prefer that the proposed driveway be relocated to the west (west of the existing grate inlet) to avoid disturbance to the existing drainage ditch, to be coordinated with Traffic Engineering. 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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer); and*
- 9) **provision of a revised site plan to the Planning Section of Urban Development prior to the submittal of plans for land disturbance or building permits.**

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