

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 17, 2009

Broad Street Center, LLC  
760 Briscoe Blvd  
Lawrenceville, GA 30046

**Re: Case #SUB2009-00101**  
**Broad – Elmira Subdivision**  
412 South Broad Street  
(Northwest corner of South Broad Street and Elmira Street).  
1 Lot / 0.9± Acre

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of evidence that the remainder of the parcel is an existing legal lot prior to the signing of the Final Plat, or reapplication for Subdivision approval, including the entirety of the parcel;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut onto Broad Street and one curb-cut onto Elmira Street, with the size, design and location of curb-cuts to be approved by Traffic Engineering and Urban Forestry, and to comply to the greatest extent possible with AASHTO standards;**
- 3) **provision of the corner radius, as depicted on the preliminary plat;**
- 4) **depiction and labeling of a 10-foot minimum building setback along Broad Street and 20-feet along Elmira Street (variances will be required for less than 25' setback);**
- 5) **depiction of the minimum finished floor elevation on the Final Plat;**
- 6) **full 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 61-929 and City Code Chapters 57 and 64));**
- 7) **compliance with Section V.A.8. of the Subdivision Regulations, and depiction of a 10-foot buffer area along the West and North boundaries of the lot; and**
- 8) **full compliance with all storm water and flood control ordinances.**

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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](mailto: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: Byrd Surveying, Inc.