

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Gulf Coast Federal Credit Union
1001 Springhill Avenue
Mobile, AL 36604

Re: Case #SUB2011-00070 (Subdivision)
Gulf Coast Federal Credit Union Commercial Subdivision, Re-subdivision of
1001 Springhill Avenue and 970 Oak Street
(South side of Springhill Avenue, 150'± East of North Pine Street extending to
the Eastern terminus of Oak Street)
Number of Lots / Acres: 2 Lots / 1.1± Acres
Engineer / Surveyor: John Farrior Crenshaw
Council District 2

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission waived Section V.B.14. of the Subdivision Regulations regarding right-of-way widths for Oak Street and Section V.D.9. of the Subdivision Regulations regarding the 25-foot front setback and tentatively approved the above referenced subdivision for *one lot* subject to the following conditions:

- 1) **demolition of all buildings on the southern portion of the lot at the terminus of Oak Street;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to the two existing curb-cuts to Springhill Avenue and one curb-cut to Oak Street, with the size, design, and exact location of the curb-cut to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 3) **revision of the lot area size to be shown in square feet, on the Final Plat;**
- 4) **placement of a note on the Final Plat stating that if either lot is ever rezoned to a classification other than B-4, General Business District, then the required front yard for that zoning district shall be the required front yard;**
- 5) **compliance with Engineering comments: "Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster**

Gulf Coast Federal Credit Union Commercial Subdivision, Re-subdivision of

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- pads cannot discharge to storm sewer; must have connection to sanitary sewer;" and,
- 6) 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.

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: William T. Partridge, Jr.
John Farrior Crenshaw

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Gulf Coast Federal Credit Union
1001 Springhill Avenue
Mobile, AL 36604

Re: Case #ZON2011-01563 (Rezoning)
Gulf Coast Federal Credit Union Commercial Subdivision, Re-subdivision of
1001 Springhill Avenue and 970 Oak Street
(South side of Springhill Avenue, 150'± East of North Pine Street extending to
the Eastern terminus of Oak Street)
Rezoning from R-1, Single-Family Residential District, and B-4, General
Business District, to B-4, General Business District, to eliminate split zoning.
Council District 2

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-4, General Business District, to B-4, General Business District, to eliminate split zoning.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) **completion of the subdivision process;**
- 2) **demolition of all buildings on the southern portion of the lot at the terminus of Oak Street;**
- 3) **provision of a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance along the Southern and Western property lines, where the site abuts residentially developed property, upon redevelopment of the site;**
- 4) **full compliance with tree planting and landscaping area requirements of the Ordinance upon redevelopment of the site;**
- 5) **compliance with Engineering comments: “Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. 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;”**
and,

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6) full compliance with all municipal codes and ordinances.

The advertising fee for this application is **\$251.80**. 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

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John Farrior Crenshaw