

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2010

Springhill Medical Complex
3632 Dauphin St., Ste 101-B
Mobile, AL 36608

Re: Case #SUB2010-00081 (Subdivision)
McGregor Commercial Subdivision
266 South McGregor Avenue
(Southeast corner of South McGregor Avenue and Berwyn Drive South).
1 Lot / 0.9± Acre

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the Final Plat limiting the development to two curb cuts (one curb cut to South McGregor Avenue and one curb cut to Berwyn Drive South) with the size, location, and design of all new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) compliance with Traffic Engineering comments: *“Close the north driveway closest to Berwyn Drive and widen the south driveway to twenty-four feet in width;”***
- 3) depiction and labeling of a 75-foot minimum building setback from the centerline of South McGregor Avenue on the Final Plat;**
- 4) placement of a note on the final plat stating that ingress/egress is not permitted from the adjacent properties unless a Planned Unit Development application is submitted and approved to allow such access;**
- 5) compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;**
- 6) compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit, in addition to any required land disturbance***

permits. Any existing damaged sidewalk panels will need to be replaced. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"

- 7) revision of the lot size labeling to depict the lot size in square feet; and,
- 8) full compliance with all 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: Clark, Geer & Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2010

Springhill Medical Complex
3632 Dauphin St, Ste 101-B
Mobile, AL 36608

Re: Case #ZON2010-01758 (Rezoning)
Springhill Medical Complex Subdivision
266 South McGregor Avenue
(Southeast corner of South McGregor Avenue and Berwyn Drive South).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow a restaurant in an existing nonconforming commercial
business.

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a restaurant in an existing nonconforming commercial business.

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

- 1) completion of the Subdivision process;**
- 2) compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry; and,**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$199.15. 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.

Case #ZON2010-01758 (Rezoning)
Springhill Medical Complex Subdivision
August 6, 2010
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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: Clark, Geer & Latham