

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Bay Bank
2140 Airport Boulevard
Mobile, AL 36608

Re: Case #SUB2011-00108 (Subdivision)
East Beltline Subdivision
216 East I-65 Service Road North
(East side of East I-65 Service Road North, 610'± North of Old Shell Road)
Number of Lots / Acres: 1 Lot / 0.7 Acre±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 1

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **submission of two copies of a revised and approved site plan for the PUD meeting the conditions of approval prior to the signing of the Subdivision Final Plat;**
- 2) **placement of a note on the Final Plat stating that the site is limited to the two existing curb-cuts to East I-65 Service Road North, with the size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;**
- 3) **revision of the plat to illustrate the 25' minimum building setback line on the Final Plat;**
- 4) **revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that no buildings are to be placed within the Alabama Power Company easement;**
- 6) **placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
- 7) **subject to the Engineering comments: *“Engineer needs to confirm that detention is provided for all impervious area added since 1984 and shall also***

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certify that any existing detention pond is adequately sized, functional and stable prior to approval of any building permit. Must comply with all stormwater and flood control ordinances. Any work performed in the ALDOT ROW will require an ALDOT ROW permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”

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: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Bay Bank
2140 Airport Boulevard
Mobile, AL 36608

Re: Case #ZON2011-01915 (Planning Approval) (Holdover)

Bay Bank

216 East I-65 Service Road North

(East side of East I-65 Service Road North, 425'± North of Old Shell Road)

Planning Approval to allow Equipment Sales, Rental, and Leasing, Heavy in a B-3, Community Business District.

Council District 1

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission considered for Planning Approval the site plan to allow Equipment Sales, Rental, and Leasing, Heavy in a B-3, Community Business District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) revision of the site plan to indicate a fence along the North property line, as mentioned in the narrative;**
- 2) revision of the site plan to indicate as much compliance as possible with the landscaping and tree planting requirements, to be coordinated with Urban Forestry;**
- 3) revision of the site plan to provide a 6' minimum landscape buffer along the rear adjacent to residential properties;**
- 4) revision of the site plan to make the Southern drive a one-way entrance;**
- 5) revision of the site plan to make the Northern drive a one-way exit, or revision of that drive to 24' minimum width to allow for two-way traffic;**
- 6) revision of the site plan to eliminate any cross-access to the adjacent property to the North at the Northern drive;**
- 7) revision of the site plan to indicate a compliant City standard sidewalk along the street frontage;**

- 8) subject to the Engineering comments: *“Engineer needs to confirm that detention is provided for all impervious area added since 1984 and shall also certify that any existing detention pond is adequately sized, functional and stable prior to approval of any building permit. Must comply with all stormwater and flood control ordinances. Any work performed in the ALDOT ROW will require an ALDOT ROW permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”*
- 9) furnishing of two copies of a revised site plan to Planning meeting the above conditions of approval prior to signing the Subdivision Final Plat; and,
- 10) completion of the subdivision process.

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.