

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 22, 2010

EBM Midtown Investments
3378 Moffett Rd.
Mobile, AL 36607

Re: Case #SUB2009-00184 (Subdivision)

EBM Midtown Subdivision

27, 51, 53, and 57 Alexander Street and 2607 and 2609 Cameron Street
(South side of Cameron Street, extending from Alexander Street to Boyles Lane,
and extending to the West side of Alexander Street, 100'± South of Cameron
Street).

1 Lot / 2.2± Acre

Dear Applicant(s):

At its meeting on January 21, 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 stating that the subdivision is limited to four (4) existing curb-cuts to Cameron Street (with one of the curb-cuts widened for two-way use), with the size, design, and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) placement of a note on the final plat stating that the subdivision is denied direct access to Alexander Street;**
- 3) provision of an adequate radius, in compliance with Section V.B.16. of the Subdivision Regulations, at the corner of Cameron and Alexander Streets;**
- 4) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information;**
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**

- 6) submission of two revised Planned Unit Development site plans to the Planning Section of Urban Development prior to signing the final plat; and,
- 7) subject to Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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. At the corner of Cameron St and Alexander St, need to dedicate to the City a radius of 25’ or as otherwise approved by the City Engineer.”*

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 22, 2010

EBM Midtown Investments
3378 Moffett Rd.
Mobile, AL 36607

Re: Case #ZON2009-03109 (Planned Unit Development)

EBM Midtown Subdivision

27, 51, 53, and 57 Alexander Street and 2607 and 2609 Cameron Street
(South side of Cameron Street, extending from Alexander Street to Boyles Lane,
and extending to the West side of Alexander Street, 100'± South of Cameron
Street; and East side of Tacon Street, 307'± South of Cameron Street).

Planned Unit Development Approval to amend a previously approve Planned Unit
Development to allow multiple buildings on a single building site and allow off-
site parking on a separate building site.

Dear Applicant(s):

At its meeting on January 21, 2010, the Planning Commission considered for Planned
Unit Development the site plan to amend a previously approve Planned Unit
Development to allow multiple buildings on a single building site and allow off-site
parking on a separate building site.

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

- 1) completion of the subdivision process;**
- 2) placement of a note on the site plan stating *“Planned Unit Development review is site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for Planned Unit Development review, and be approved through the planning process”*;**
- 3) placement of a note on the site plan stating that the site is denied direct access to Alexander Street;**
- 4) removal of all existing curb cuts along Alexander Street, to be replaced with curbing and landscaping;**
- 5) provision of buffers, compliant with Section 64-4 of the Zoning Ordinance, along both Cameron and Alexander Streets where across from residentially zoned properties;**

- 6) placement of a note on the site plan stating that, per Section 64-6.A.3.c of the Zoning Ordinance, any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;
- 7) subject to 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). Preservation status is to be given to the 50” Live Oak Tree located on the center of Lot 1 and the 80” Live Oak Tree located on the South East side of Lot 1. Any work on or under these trees shall be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Compliance with frontage tree requirements of the Zoning Ordinance; number and location of trees shall be coordinated with Urban Forestry”;*
- 8) depiction of a dumpster, screened from view and in compliance with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, or the provision of a note on the site plan stating that no dumpster will be provided;
- 9) provision of sidewalks along both Cameron and Alexander Streets, or the submission and approval of a sidewalk waiver;
- 10) placement of a note on the site plan stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 11) submission of two revised Planned Unit Development site plans to the Planning Section of Urban Development prior to signing the final subdivision plat; and,
- 12) subject to Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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. At the corner of Cameron St and Alexander St, need to dedicate to the City a radius of 25’ or as otherwise approved by the City Engineer.”*

If you have any questions regarding this action, please call this office at 251-208-5895.

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MOBILE CITY PLANNING COMMISSION

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