

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Renwick F. Burroughs
662 Mandrell Street
Mobile, AL 36606

Re: Case #SUB2008-00170 (Subdivision)
Renwick Burroughs Subdivision
2700 and 2702 Springhill Avenue
(Northwest corner of Springhill Avenue and Mobile Street).
1 Lot / 0.9± Acre

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

At its meeting on August 21, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application to allow the applicant to address the following:

- 1) **dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Mobile Street;**
- 2) **placement of a note on the final plat stating that the subdivision is limited to the existing curb cuts to Mobile Street and Springhill Avenue;**
- 3) **labeling of the lot with its size in square feet (in addition to acreage), or the provision a table on the plat with the same information;**
- 4) **provision of a buffer in accordance with section V.A.7 where the site abuts residentially zoned property;**
- 5) **revision of the legal description, specifically the point of commencement and a measurement along the Northern boundary of the site;**
- 6) **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; and**
- 7) **subject to Engineering comments: (Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).**

Renwick Burroughs Subdivision
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering - Land Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Renwick Burroughs
662 Mandrell Street
Mobile, AL 36606

Re: Case #ZON2008-01965 (Planned Unit Development)
Renwick Burroughs Subdivision
2700 and 2702 Springhill Avenue
(Northwest corner of Springhill Avenue and Mobile Street).
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on August 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the September 18th meeting to allow the applicant to address the following:

- 1) **dedication of sufficient right-of-way to provide a minimum 50' from the centerline of Mobile Street;**
- 2) **revision of the site plan to illustrate square footages of all existing and proposed buildings;**
- 3) **provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**
- 5) **placement of appropriate signage at the Springhill Avenue curb cuts indicating that they are one-way in and one-way out;**
- 6) **placement of a note on the site plan stating that if the site is redeveloped, all the internal circulation and driveways will be redesigned and brought up to current city standards;**
- 7) **placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**

- 8) subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property); and*
- 9) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development by no later than September 4th.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning