

SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA LAMBERT

Jay Todia
11100 Lawrence Rd. Ext.
Fairhope, AL 36532

Re: Case #ZON2013-02432

Jay Todia

918 Government Street

(North side of Government Street, 530'± West of South Broad Street extending to the South side of Conti Street).

Planning Approval to allow a fitness facility in a B-1, Buffer-Business District.

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

At its meeting on November 7, 2013, the Planning Commission considered for Planning Approval to allow a fitness facility in a B-1, Buffer-Business District.

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

- 1) *revisions to site plant to depict a the 25' minimum building setback line.;*
- 2) *subject to Traffic Engineering comments: "The shape of the parcel is not square, and the property narrows from Conti Street to Government Street. Therefore, at the middle of the property around the back of the building and the A/C units, the reduced width of the property is approximately 56' 10". With 2 rows of 18' parking spaces, the aisle width is reduced even more than the 21' 4", to approximately 20' 10". A BZA application has been submitted for the November 4th meeting. If a variance is approved, the varying aisle width should be acknowledged (i.e. aisle width no less than 20.5') to avoid variance compliance issues when a dimensioned site plan is submitted for approval. Also, bumper stops would be needed in the spaces along the east property line to prevent vehicles from encroaching or cutting through the adjacent property.";*
- 3) *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).*

Jay Todia PA
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Provide sufficient green space along Conti Street for the planting of one overstory frontage tree.”;

- 4) revisions to site plan to indicate a dumpster will be provided in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup will be utilized; and*
- 5) full compliance with all other municipal codes and ordinances.*

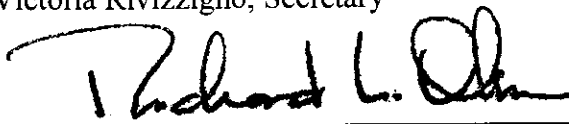
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: dakinstreet