



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

SAAD Development Corporation
3601 Springhill Business Park
Suite 200
Mobile, AL 36608

Re: **Case #SUB2014-00057 (Subdivision)**
Powair International Subdivision
1517 & 1521 South Broad Street
(East side of South Broad Street, 475'± North of Duval Street).
1 Lot / 22.7± Acres

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

At its meeting on June 19, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived any right-of-way dedication or setback requirements for the proposed Royal Street Major Street, and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 50' from the centerline of South Broad Street;
- 2) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the Final Plat stating that the site is be limited to three curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: Dedication of the Broad Street ROW to be approved by the City Engineer and Traffic Engineer prior to submitting the Plat for signature. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Any areas receiving drainage from a public street will require a drainage easement, the width and alignment of any required easement shall be coordinated with, and approved by, the City Engineer. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs*

- plats within the municipal limits of the City of Mobile. Provide a copy of the Final Plat along with the original when submitting for City Engineer's signature.);*
- 6) **compliance with Traffic engineering comments** *(Prior to the issuance of any land disturbance permits, a traffic impact study will be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The site is limited to three curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Coordinate all work possible with ongoing Broad Street construction project. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 7) **compliance with Fire Department comments** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
 - 8) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodzone issues, if any, prior to the issuance of any permits or land disturbance activities;**
 - 9) **placement of a note stating that no structures will be constructed in any easements; and**
 - 10) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

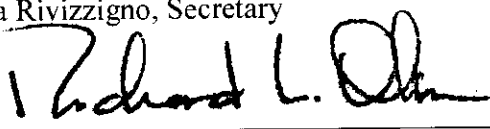
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Alabama State Port Authority
Anchor Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

SAAD Development Corporation
3601 Springhill Business Park
Suite 200
Mobile, AL 36608

Re: Case #ZON2014-01088 (Rezoning)
SAAD Development Corporation
1517 & 1521 South Broad Street
(East side of South Broad Street, 475'± North of Duval Street).
Rezoning from B-3, Community Business District, and I-2, Heavy Industry
District, to I-2, Heavy Industry District, to eliminate split zoning.

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

At its meeting on June 19, 2014, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, and I-2, Heavy Industry District, to I-2, Heavy Industry District, to eliminate split zoning.

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$304.40. 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.

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

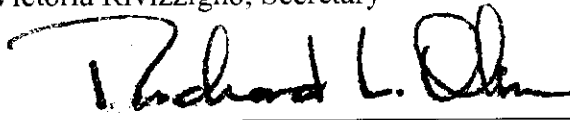
SAAD Development Corporation REZ
June 20, 2014

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Alabama State Port Authority
Anchor Engineering