

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2009

Jim Boothe Contracting and Supply Co., Inc.
Attn: Vince Boothe
26201 Capital Drive
Daphne, AL 36526

Re: Case #SUB2008-00261 (Subdivision)
Boothe Subdivision
1512 South Broad Street
(West side of South Broad Street extending from Sutton Street to Lucille Street
[to be vacated], and extending to the Illinois Central Gulf Railroad right-of-way).
2 Lots / 5.7± Acres

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

At its meeting on February 5, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **submittal of evidence of vacation of the Lucille Street right-of-way;**
- 2) **dedication sufficient to provide 50 feet from the centerline of the right-of-way of Broad Street;**
- 3) **depiction of a 30 foot minimum building setback line along the right-of-way of Sutton Avenue;**
- 4) **provision of a note on the final plat stating that access to Sutton Avenue from Lot 1 is denied;**
- 5) **provision of a note on the final plat stating that Lot 1 is limited to one (1) curb-cut onto Broad Street, and Lot 2 is limited to two (2) curb-cuts onto Broad Street with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 6) **depiction of the 25 foot minimum building setback along Broad Street (reflecting dedication), with all other setbacks except for the above mentioned frontage along Sutton Avenue to reflect the rear and side yard setback requirements of the Zoning Ordinance for an I-1 district;**
- 7) **revision of the plat to reflect the name Sutton Avenue instead of Sutton Street;**
- 8) **retention of lot size depictions on the final plat (revised to reflect dedication);**

- 9) provision of a note on the final plat stating the development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 10) full compliance with all municipal codes and ordinances.

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 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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

CORRECTION LETTER

February 9, 2009

Jim Boothe Contracting and Supply Co., Inc.
Attn: Vince Boothe
26201 Capital Drive
Daphne, AL 36526

Re: Case #ZON2008-03004 (Rezoning)
Jim Boothe Contracting and Supply Co., Inc.
1512 South Broad Street
(South side of Sutton Street, 200'± West of South Broad Street, extending to the
North side of Lucille Street [to be vacated], 200'± West of South Broad Street,
and extending to the Illinois Central Gulf Railroad right-of-way).
Rezoning from R-1, Single-Family Residential District, to I-1, Light Industry
District, to eliminate split zoning in a proposed commercial subdivision

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

At its meeting on February 5, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to eliminate split zoning in a proposed commercial subdivision.

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

- 1) **completion of the subdivision process;**
- 2) **provision of a 10-foot wide vegetative landscape buffer and 6-foot high wooden privacy fence where the site abuts residentially-zoned property along the South line of proposed Lot 2;**
- 3) **compliance with parking and landscaping and tree planting requirements of the Zoning Ordinance;**
- 4) **compliance with Section 64-4.D.1 of the Zoning Ordinance;**
- 5) **vacation of the designated portion of Lucille Street right-of-way by the City Council; and**
- 6) **full compliance with all municipal codes and ordinances.**

Jim Boothe Contracting and Supply Co., Inc.

February 9, 2009

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The advertising fee for this application is \$199.90. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

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CORRECTION LETTER

February 9, 2009

Jim Boothe Contracting and Supply Co., Inc.
Attn: Vince Boothe
26201 Capital Drive
Daphne, AL 36526

Re: Case #ZON2008-03005 (Rezoning)
Jim Boothe Contracting and Supply Co., Inc.
1512 South Broad Street
(West side of South Broad Street, 50'± South of Sutton Street, extending to
Lucille Street [to be vacated]).
Rezoning from B-3, Community Business District, to I-1, Light Industry District,
to eliminate split zoning in a proposed commercial subdivision.

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

At its meeting on February 5, 2009, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to I-1, Light Industry District, to eliminate split zoning in a proposed commercial subdivision.

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

- 1) completion of the subdivision process;**
- 2) provision of a 10-foot wide vegetative landscape buffer and 6-foot high wooden privacy fence where the site abuts residentially-zoned property along the South line of proposed Lot 2;**
- 3) compliance with parking and landscaping and tree planting requirements of the Zoning Ordinance;**
- 4) compliance with Section 64-4.D.1 of the Zoning Ordinance;**
- 5) vacation of the designated portion of Lucille Street right-of-way by the City Council; and**
- 6) full compliance with all municipal codes and ordinances.**

Jim Boothe Contracting and Supply Co., Inc.

February 9, 2009

Page 2

The advertising fee for this application is \$181.45. 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.