

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Garrard Development Services
Attn: Kelley Reilly
1960 Satellite Blvd. Suite 2300
Duluth, GA 30097

Re: Case #SUB2012-00141 (Subdivision)
Michigan & Bay Subdivision
1201 & 1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
1 Lot / 0.8± Acre

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

At its meeting on February 7, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the March 7th meeting to allow the applicant to submit a revised preliminary plat illustrating Lots 35, 36, 37 and the portion of lot 34 of J. H. McGehee Subdivision of McAtee Place as one lot by February 22nd:

- 1) **placement of a note on the Final Plat stating that the development is limited to one curb-cuts to Bay Avenue and one curb cut to Michigan Avenue, and that the size, design and location of all curb-cuts must be approved by Traffic Engineer and comply with AASHTO standards;**
- 2) **dedication of a corner radius compliant with Section V.D.6. of the Subdivision Regulations;**
- 3) **placement of a note on the Final Plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**

- 5) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2. Provide a signature block and signature from the Traffic Engineering Department; 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).; and*
- 6) compliance with Fire 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.*).

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: Chris Settles

Sapphire Investments LLC

Wesley Chapel United Methodist Church

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Garrard Development Services
Attn: Kelley Reilly
1960 Satellite Blvd. Suite 2300
Duluth, GA 30097

Re: Case #ZON2012-03157 (Rezoning)
Garrard Development Services, LLC
1203 Michigan Avenue and 1333 Bay Avenue
(Southeast corner of Michigan Avenue and Bay Avenue).
Rezoning from R-1, Single-Family Residential District, to B-2 Neighborhood
Business District, to allow a retail building.

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

At its meeting on February 7, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a retail building.

After discussion, it was decided to holdover this change in zoning until the March 7th meeting to allow the applicant to revise the rezoning request to rezone Lots 35, 36, 37 and the portion of lot 34 of J. H. McGehee Subdivision of McAtee Place subject to the following conditions:

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

Garrard Development Services, LLC

February 15, 2013

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

Sincerely,

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By: _____

Richard Olsen

Deputy Director of Planning

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