

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Steven A. Murray  
P.O. Box 2286  
Mobile, Alabama 36652

**Re: Case #SUB2012-00123 (Subdivision)**  
**706-708 Government Street Subdivision**  
706 & 708 Government Street  
(Northeast corner of South Scott Street and Government Street, extending to the  
South side of Conti Street).  
2 Lots / 0.4± Acre

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

At its meeting on February 7, 2013, the Planning Commission waived Sections V.D.3., V.D.6. and V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the setbacks are either zero or 5'-plus, or as governed by the Historic District Overlay of the Zoning Ordinance;**
- 2) **revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the plat providing the same information;**
- 3) **compliance with the Engineering comments: 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).*;**
- 4) **placement of a note on the final plat stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;**

- 5) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;**
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) placement of a note on the final plat stating that development of the site is limited to an approved Planned Unit Development;**
- 8) provision of a revised PUD site plan prior to the signing of the final plat; and**
- 9) full compliance with all other 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 (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](mailto: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: Asarisi & Associates, LLC

Willie Huntley

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Steven A. Murray  
P.O. Box 2286  
Mobile, Alabama 36652

**Re: Case #ZON2012-03045 (Planned Unit Development)**  
**706-708 Government Street Subdivision**  
706 & 708 Government Street  
(Northeast corner of South Scott Street and Government Street, extending to the  
South side of Conti Street).  
Planning Unit Development Approval to allow shared access and parking between  
two building sites.

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

At its meeting on February 7, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **placement of a note on the site plan stating that no dumpster is to be provided and all trash services will be via curbside pickup;**
- 2) **revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 3) **placement of a note on the site plan stating that compliance with all building and fire codes is required;**
- 4) **revision of the site plan to provide a minimum 23' length for all internal parallel parking spaces on the East side of the parking area;**
- 5) **revision of the site plan to indicate curbing and/or bumper stops along the West side of the parking area and at the North end of the proposed building addition;**

- 6) compliance with the Engineering comments: *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).;*
- 7) placement of a note on the site plan stating that preservation status is to be given to the 96" Live Oak Tree located North of the existing structure. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 8) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;
- 9) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) provision of two copies of a revised and approved PUD site plan to Planning prior to the signing of the final subdivision plat; and
- 11) 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: Asarisi & Associates, LLC

Willie Huntley