

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 3, 2011

Team Holdings, LLC  
2307 Gause Boulevard  
East Slidell, LA 70461

**Re: Case #SUB2011-00035**  
**Government at Michigan Avenue Plat # 1 Subdivision, A Re-subdivision of the Major Portion of Lots 1, 2, 3 and a Portion of Lot 4 of Glendale Park Subdivision**  
1307 Government Street  
(Southwest corner of Government Street and Michigan Avenue).  
**Number of Lots / Acres:** 1 Lot / 0.4± Acre

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of the label of the lot with its size in square feet;**
- 2) placement of the 25-foot minimum building setback line along all right-of-way frontages;**
- 3) placement of a note on the Final Plat limiting the development to one curb-cut each to Government Street and Michigan Avenue, with the size, design, and location of all curb-cuts to be approved by Mobile City Engineering and conform to AASHTO standards;**
- 4) compliance with Engineering comments: *(Need to provide a 25' radius to be dedicated to the City at the intersection of Government Street and Michigan Avenue. On the plat, rename Government Boulevard to Government Street and indicate the ROW widths on Government Street and Michigan Avenue. Also on the plat, expand the flood zone designation of Zone X to show that the property is located in Zone X-Unshaded. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Drainage from the site needs to tie subsurface to a City maintained system. The receiving system will need to be analyzed to show that it has the capacity to receive drainage from the site. Any work performed in the right-of-way will require a right-of-way permit.***

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*Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*

- 5) 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;
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and,
- 7) approval of all applicable federal, state, and local agencies 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 (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: \_\_\_\_\_

Frank Palombo

Planner II

cc: JADE Consulting, LLC  
Dorothy Schock Dowe  
Carolyn Schock Wyatt  
James Albert Schock, Jr.  
Melissa Schock Thompson  
Vera Connor Schock Williams