

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Sonitrol of Mobile
13 Upham Street
Mobile, AL 36607

Re: Case #SUB2008-00158 (Subdivision)
Sonitrol Inc. Subdivision
11 Upham Street
(West side of Upham Street, 175'± North of Dauphin Street).
1 Lot / 0.1± Acre

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

At its meeting on August 7, 2008, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the lot with its size in square feet, or the provision of table on the plat with same information;**
- 2) **dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of Upham Street;**
- 3) **placement of a note on the plat stating that the site is limited to the existing access via the alley; if and when the site is redeveloped, the continuous curb cut to the alley will be removed, and an appropriate curb cut on Upham Street will be provided;**
- 4) **provision of an adequate radius where Upham Street intersects the alley to the North of the site;**
- 5) **provision of a 25' minimum building setback line from Upham Street;**
- 6) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 7) **subject to Engineering comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).***

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.

Sonitrol Inc. Subdivision
August 8, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Marshall A. McLeod, P.L.S., L.L.C.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Sonitrol of Mobile, Inc.
13 Upham Street
Mobile, AL 36607

Re: Case #ZON2008-01845 (Rezoning)

Sonitrol Inc.

11 Upham Street

(West side of Upham Street, 175'± North of Dauphin Street).

Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business to allow a commercial office.

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

At its meeting on August 7, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business to allow a commercial office.

After discussion, it was decided to recommend the approval of this change in zoning as a **T-B, Transitional-Business District** to the City Council subject to the following conditions:

- 1) **completion of the subdivision process;**
- 2) **the site is limited to the existing access via the alley; if and when the site is redeveloped, the continuous curb cut to the alley will be removed, and an appropriate curb cut on Upham Street will be provided;**
- 3) **revision of the parking and maneuvering to comply with Section 64-6 of the Zoning Ordinance;**
- 4) **provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, or submission of documentation of private service using a can or cart;**
- 5) **provision of buffering from residentially zoned properties adjacent to the site;**
- 6) **provision of landscaping and trees, as required by Section 64-4.E. of the Zoning Ordinance; and**
- 7) **placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

Sonitrol, Inc.
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The advertising fee for this application is \$188.20. 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning