



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Spencer Ruggs w/ Dunnaway Corporation  
421 Holcombe Ave  
Mobile, AL 36606

**Re: Case #SUB2013-00134 (Subdivision)**  
**Spencer Ruggs Subdivision**  
421 Holcombe Avenue  
(Northeast corner of Holcombe Avenue and Granger Street).  
1 Lot / 0.9± Acre

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

At its meeting on December 5, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Illustration of the 25' minimum building setback line along Granger Street and retained along Holcombe Avenue on the Final Plat;**
- 2) **Retention of the lot size information on the Final Plat;**
- 3) **Dedication of a corner radius, as proposed;**
- 4) **Placement of a note on the Final Plat stating that any new building construction will have to comply with all setbacks;**
- 5) **Depiction of the minimum right-of-way for Holcombe Avenue, adjacent to the site, on the Final Plat;**
- 6) **Placement of a note on the Final Plat limiting the site to the existing curb-cuts, with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);***
- 8) **Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and***

**Spencer Ruggs Subdivision  
December 11, 2013**

*Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity. b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. c. Show and label Holcombe Ave in the vicinity map. d. Show and label the Holcombe Ave. ROW width along this property. e. Correct the spelling for the reference to "Lot 10" in the written legal description for the proposed subdivision and matching bearing and distance labels. f. Add a signature block for the Traffic Engineer. g. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*

- 9) **Compliance with Traffic Engineering Comments:** *(Any additional development of the site will require modifications to existing curb cuts to meet city standards, with number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. At a minimum, the southern-most curb cut would need to be eliminated, and the two remaining either designed as a pair of one-way driveways, or limited to one curb cut meeting city standards.);*
- 10) **Compliance with Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree requirements of the Zoning Ordinance; numbers and locations of tree to be planted shall be coordinated with Urban Forestry.);*
- 11) **Compliance with Fire Department 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.);*
- 12) **Completion of the rezoning process; and**
- 13) **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 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).

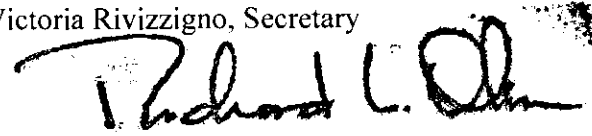
If you have any questions regarding this action, please call this office at 251-208-5895.

**Spencer Ruggs Subdivision**  
**December 11, 2013**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Spencer Ruggs w/ Dunnaway Corporation  
421 Holcombe Ave  
Mobile, AL 36606

**Re: Case #ZON2013-02723 (Rezoning)**  
**Spencer Ruggs w/ Dunnaway Corporation**  
421 Holcombe Avenue  
(Northeast corner of Holcombe Avenue and Granger Street).  
Rezoning from R-1, Single-Family Residential District and B-3, Community  
Business District, to B-3, Community Business District, to allow the use of a  
daycare and eliminate split zoning.

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

At its meeting on December 5, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-3, Community Business District, to B-3, Community Business District, to allow the use of a daycare and eliminate split zoning.

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

- 1) **Provision of a hedge or wall 3' tall buffer along the site's southern boundary where the site abuts existing R-1, Single-Family Residentially zoned property as required by Section 64-6.A.3.i.;**
- 2) **Revision of the site plan to depict a 6' high wooden privacy fence along the site's eastern boundary;**
- 3) **Revision of the site plan to illustrate the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **Placement of a note on the site plan stating any new lighting on the site will have to comply with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 5) **Compliance with Urban Forestry Comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with tree requirements of the Zoning***

**Spencer Ruggs w/ Dunnaway Corporation REZ**  
**December 11, 2013**

*Ordinance at the time of redevelopment/future development; numbers and locations of tree to be planted shall be coordinated with Urban Forestry.);*

- 6) **Compliance with Traffic Engineering Comments:** *(Any additional development of the site will require modifications to existing curb cuts to meet city standards, with number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. At a minimum, the southern-most curb cut would need to be eliminated, and the two remaining either designed as a pair of one-way driveways, or limited to one curb cut meeting city standards.);*
- 7) **Compliance with Fire Department 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.);*
- 8) **Completion of the Subdivision process; and**
- 9) **Full compliance with all other municipal codes and ordinances.**

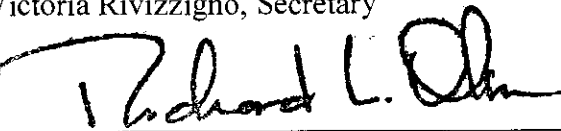
The advertising fee for this application is **\$217.75**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: Polysurveying of Mobile, Inc.