

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

The Broadway Group, LLC  
132 Holmes Ave NW  
Huntsville, Alabama 35801

**Re: Case #SUB2012-00124 (Subdivision)**  
**TBG-Halls Mill Road Subdivision Plat Subdivision**  
1973, 1975, 1977 and 1979 Halls Mill Road  
(South side of Halls Mill Road just East of Dauphin Island Parkway).  
1 Lot / 1.3± Acre

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

At its meeting on February 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **illustrate and label the 25' minimum building setback;**
- 2) **retain the size of the lot in square feet and acres;**
- 3) **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).*);**
- 4) **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.*);**
- 5) **placement of a note on the Final Plat limiting the lot to one curb cut to Halls Mill Road, with the size, design, and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 6) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

**TBG-Halls Mill Road Subdivision Plat Subdivision**

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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: 4site, Inc.

Richard Chin

Hiram Evans

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

The Broadway Group, LLC  
132 Holmes Ave NW  
Huntsville, Alabama 35801

**Re: Case #ZON2012-03075 (Rezoning)**  
**The Broadway Group, LLC**  
1973 & 1975 Halls Mill Road  
(South side of Halls Mill Road, 200'± East of Dauphin Island Parkway).  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood  
Business District, to B-3, Community Business District, to eliminate split zoning.

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 R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.

After discussion, it was decided to recommend this change in zoning as a B-2, Neighborhood Business District, to the City Council subject to the following condition:

- 1) completion of the Subdivision process;**
- 2) provision of a compliant 6' high privacy fence or 10' wide evergreen vegetative buffer adjacent to residentially zoned or utilized properties; and**
- 3) full compliance with all municipal codes and ordinances, including landscaping and tree plantings.**

The advertising fee for this application is **\$?????**. 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.

**The Broadway Group, 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,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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

Richard Olsen

Deputy Director of Planning

cc: Wattier Surveying Inc.