

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

JTB, Inc.
13 N. Dearborn Street
Mobile, AL 36602

Re: Case #SUB2008-00250 (Subdivision)
Russell School Lofts Subdivision
304 South Broad Street
(Southwest corner of South Broad Street and Augusta Street, extending to the
North side of Savannah Street 130'± West of South Broad Street).
2 Lots / 1.4± Acres

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

At its meeting on December 4, 2008, the Planning Commission waived of Section V.D.2 of the Subdivision Regulations regarding minimum lot size and approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to reflect compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii at Broad Street and Augusta Street;**
- 2) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Savannah Street, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and meet AASHTO standards;**
- 3) **placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Savannah Street, with the size, location, and design to be approved by City of Mobile Traffic Engineering and meet AASHTO standards;**
- 4) **placement of a note on the final plat stating that approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits;**
- 5) **placement of a note on the final plat stating that all work will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**
- 6) **labeling of all lots with the size of each lot in square feet or provision of a table on the plat with the same information;**
- 7) **submittal of the final PUD showing all recommended revisions to the Planning Section of the Urban Development Department;**

- 8) **full compliance with 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Since the property is located within the X-Shaded Flood Zone, show Minimum FFE on plans and plat; and*
- 9) **full compliance with all 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 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.

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: Gulf States Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Gulf States Engineering, Catherine Clark
4110 Moffett Road
Mobile, AL 36618

Re: Case #ZON2008-02725 (Planned Unit Development)

Russell School Lofts Subdivision

304 South Broad Street

(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130'± West of South Broad Street).

Planned Unit Development Approval to allow two buildings on a single building site and reduced side yard setbacks.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site and reduced side yard setbacks.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision of the site plan to indicate a protection buffer compliant with Section 64-4.D.1 of the Zoning Ordinance between all property to be zoned R-3 and all property zoned R-1;
- 2) revision of the site plan to depict the dumpster outside of the protection buffer and to depict appropriate screening of the dumpster;
- 3) revision of the site plan to depict at least three (3) queuing spaces, as defined in Section 64-4.F.2.a of the Zoning Ordinance, leading up to the entry gate;
- 4) revision of the site plan to depict the opening radius and direction of opening for the entry gate;
- 5) revision of the site plan to reflect paint striping or curb and gutter with landscaping in the area where the entry drive leads into the parking area;
- 6) depiction of the canopy area of live oaks located on the right-of-way that are to be used for canopy coverage credits;

- 7) **full compliance with 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Since the property is located within the X-Shaded Flood Zone, show Minimum FFE on plans and plat; and*
- 8) **full compliance with all 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Gulf States Engineering, Catherine Clark
4110 Moffett Road
Mobile, AL 36618

Re: Case #ZON2008-02726 (Rezoning)

Gulf States Engineering

304 South Broad Street

(Southwest corner of South Broad Street and Augusta Street, extending to the North side of Savannah Street 130'± West of South Broad Street, and 190'± East of Marine Street).

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow a single-family residential condominium complex.

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

At its meeting on December 4, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple Family District, to allow a single-family residential condominium complex.

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

- 1) submittal of the final PUD showing all recommended revisions to the Planning Section of the Urban Development Department;**
- 2) limited to the approved PUD; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$191.95. 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.

Gulf States Engineering
December 5, 2008
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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