

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Aronov Realty, Inc.
3500 Eastern Boulevard
Montgomery, AL 36116

Re: Case #SUB2011-00073 (Subdivision)

Midtown Mobile Subdivision

1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard and 1810, 1812 and 1814 Old Shell Road

(Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard extending to the North side of Old Shell Road 200'± West of Mobile Infirmary Boulevard)

Number of Lots / Acres: 5 Lots / 9.2± Acres

Engineer / Surveyor: Rester & Coleman Engineers, Inc.
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of the lots area size, in square feet, on the Final Plat or provision of a table on the Final Plat with the same information;**
- 2) **placement of the 25-foot minimum building line to be depicted along all street frontages on the Final Plat;**
- 3) **compliance with Engineering comments: *“Development of this size will require compliance with FEMA and COM Floodplain Management requirements, which includes a No Rise or Flood Study. A LOMR has been submitted and forwarded to FEMA and a CLOMR is expected due to improvements to the downstream culvert. Proposed culvert shall be in keeping with the COM Capital Project Improvement criteria and shall match the downstream culvert construction including easement width. The culvert depicted on the east side of Mobile Infirmary Blvd is the location of the old culvert. Need to depict the location of the recently constructed culvert. Also show location of existing culvert across the subject property. Approval of the size, location, and alignment of the proposed culvert and easements will be at the discretion of the City Engineer. There is a pipe discharging to the property from Old Shell Rd Place that is not shown on the plans. Need to locate this pipe culvert and provide an easement. A valley ditch is required to receive and convey drainage from the adjacent***

lots of Old Shell Road Place to the culvert. Show Minimum Finished Floor Elevation on each lot on Plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"

- 4) placement of a note on the Final Plat stating: "Preservation status is to be given to the 50" Live Oak Tree located on the West side of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Coordinate with Urban Forestry location and design of the proposed driveway to Old Shell Road in order to minimize impact to the root systems of existing Live Oak Trees. Coordinate with Urban Forestry location and design of the access, maneuvering, and parking along Spring Hill Avenue to minimizes the impact to the root system of the 50" Live Oak Tree on Spring Hill Avenue right of way that is not shown on the site plan;"**
- 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 access to Spring Hill Avenue to be coordinated with and permitted by ALDOT; and,**
- 7) completion of the rezoning process.**

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.

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 Health Properties, Inc.
Mobile Area Water and Sewer System
South & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Aronov Realty, Inc.
3500 Eastern Boulevard
Montgomery, AL 36116

Re: Case #ZON2011-001724 (Planned Unit Development)

Midtown Mobile Subdivision

1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard and
1810, 1812 and 1814 Old Shell Road

(Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard
extending to the North side of Old Shell Road, 80'± West of Mobile Infirmary
Boulevard).

Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow shared access and parking between multiple building
sites.

Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered for Planned
Unit Development Approval to amend a previously approved Planned Unit Development
to allow shared access and parking between multiple building sites.

After discussion, it was decided to approve the above referenced Planned Unit
Development subject to the following conditions:

- 1) **revision of the site plan to show ALL improvements on the site including, but not limited to recommendations of the Traffic Impact Study and to include Traffic Engineering comments (the construction of a northbound left turn lane is recommended at the proposed central driveway;**
- 2) **exact location and design of the Southern curb cut on Mobile Infirmary Drive to be coordinated with and approved by Traffic Engineering;**
- 3) **access to Spring Hill Avenue to be coordinated with and permitted by ALDOT;**
- 4) **compliance with Urban Forestry comments: *“Preservation status is to be given to the 50” Live Oak Tree located on the West side of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry;***

Midtown Mobile Subdivision

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removal to be permitted only in the case of disease or impending danger. Coordinate with Urban Forestry location and design of the proposed driveway to Old Shell Road in order to minimize impact to the root systems of existing Live Oak Trees. Coordinate with Urban Forestry location and design of the access, maneuvering, and parking along Spring Hill Avenue to minimizes the impact to the root system of the 50" Live Oak Tree on Spring Hill Avenue right of way that is not shown on the site plan;"

- 5) completion of rezoning and subdivision process prior to the issuance of permits; and,
- 6) 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

cc: Gulf Health Properties, Inc.
Mobile Area Water and Sewer System
South & Associates, Inc

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Aronov Realty, Inc.
3500 Eastern Boulevard
Montgomery, AL 36116

Re: Case #ZON2011-001682 (Rezoning)

Aronov Realty, Inc.

1753 & 1763 Springhill Avenue, 117 & 125 Mobile Infirmary Boulevard
(Southwest corner of Springhill Avenue and Mobile Infirmary Boulevard)
Rezoning from R-1, Single-Family Residential District, B-1, Buffer Business
District, LB-2, Limited-Neighborhood Business District, and B-2, Neighborhood
Business District, to B-2, Neighborhood Business District to eliminate split
zoning and allow a retail store.
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-1, Buffer Business District, LB-2, Limited-Neighborhood Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning and allow a retail store.

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

- 1) **compliance with Urban Forestry comments:** *“Preservation status is to be given to the 50” Live Oak Tree located on the West side of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Coordinate with Urban Forestry location and design of the proposed driveway to Old Shell Road in order to minimize impact to the root systems of existing Live Oak Trees. Coordinate with Urban Forestry location and design of the access, maneuvering, and parking along Spring Hill Avenue to minimize the impact to the root system of the 50” Live Oak Tree on Spring Hill Avenue right of way that is not shown on the site plan;”*
- 2) **limited to an approved Planned Unit Development (PUD);**
- 3) **completion of subdivision process prior to the issuance of permits; and,**

Aronov Realty, Inc.

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4) full compliance with all municipal codes and ordinances.

The advertising fee for this application is **\$406.45**. 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: Gulf Health Properties, Inc.
Mobile Area Water and Sewer System
South & Associates, Inc
Rester & Coleman Engineers, Inc.