

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Spring Hill College
c/o Father Salmi
400 Dauphin St.
Mobile, AL 36608

Re: Case #SUB2010-00104 (Subdivision)
The College Business Park Subdivision
121 West I-65 Service Road North
(West side of West I-65 Service Road North, 205'± North of College Lane
South).
6 Lot / 10.3± Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) the placement of a note on the Final Plat limiting the First Phase (Lots 1 and 4) one curb cut each to I-65 Service Road (size, location, and design to be approved by ALDOT and Traffic Engineering in conformance to AASHTO standards);**
- 2) the placement of a note on the Final Plat stating the submission of and compliance with recommendations of an approved Traffic Impact Study prior to approval of any construction permits for Lots 2,3,5 and 6;**
- 3) placement of a note on the final plat stating lots 2 and 3 are denied curb cuts to I-65 Service Road;**
- 4) full compliance with the Traffic Engineering comment (Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering in conformance to AASHTO standards);**
- 5) full compliance with Engineering comments (Need to provide a drainage easement for the existing 36" storm drain, the width of the easement to be approved by the City Engineer. 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.);
- 6) full 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));
 - 7) labeling of the lot size in square feet; and
 - 8) 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 (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: Clark, Geer & Latham

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Spring Hill College
400 Dauphin St.
Mobile, AL 36608

Re: Case #ZON2010-02266 (Rezoning)

Spring Hill College

121 West I-65 Service Road North

(West side of West I-65 Service Road North, 205'± North of College Lane South).

Rezoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a development with offices, retail, restaurants and hotels.

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a development with offices, retail, restaurants and hotels.

After discussion, it was decided to recommend the zoning as a B-3, Community Business District to the City Council subject to the following condition:

- 1) the submission of a Traffic Impact Study prior to approval of any construction permits for Lots 2,3,5 and 6, and compliance with recommendations during construction of the proposed street;**
- 2) full compliance with the Traffic Engineering comment (Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering in conformance to AASHTO standards);**
- 3) construction and acceptance of the proposed street by the Engineering Department prior to any development of Lots 2,3,5 and 6;**
- 4) full compliance with Engineering comments (Need to provide a drainage easement for the existing 36" storm drain, the width of the easement to be approved by the City Engineer. 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);**

Case #ZON2010-02266 (Rezoning)

Spring Hill College

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- 5) full 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)); and,
- 6) full compliance with all municipal codes and ordinances.

The advertising fee for this application is **\$198.85**. 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: Clark, Geer & Latham