

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Roy Parker III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #SUB2010-00107 (Subdivision)
South Jones Subdivision
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
2 Lot / 3.4± Acre

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the indicated right-of-way dedications;**
- 2) retention of the 25-foot minimum building setback line and lot area sizes;**
- 3) retention of a note on the plat stating that the site is limited to two shared curb-cuts between the two lots, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,**
- 4) retention of a note on the 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.**

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.

Case #SUB2010-00107 (Subdivision)

South Jones Subdivision

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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: Erdman Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Douglass Roy Parker III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #ZON2010-02356 (Planned Unit Development)
South Jones Subdivision
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Planned Unit Development Approval to allow shared access and multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and multiple buildings on a single building site.

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

- 1) placement of a note on the site plan stating that the gate for the northern curb-cut will remain open during business hours;**
- 2) full compliance with tree planting and landscaping requirements to be coordinated with Urban Forestry;**
- 3) provision of two copies of the revised site plan to the Planning Section of the Urban Development Department prior to the issuance of any permits; and,**
- 4) 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: R.T. Goff & Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Douglass Roy Parker III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #ZON2010-02357 (Rezoning)
Douglas Roy Parker, III
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Rezoning from I-1, Light Industry District, and B-2, Neighborhood Business District, to
I-1, Light Industry District, to eliminate split zoning.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered your request for a change in zoning from I-1, Light Industry District, and B-2, Neighborhood Business District, to I-1, Light Industry District, to eliminate split zoning.

After discussion, it was decided to recommend the zoning as an I-1, Light Industry District to the City Council subject to the following conditions:

- 1) completion of the subdivision process; and,**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$154.90**. 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: R.T. Goff & Associates