

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2008

Pete Vallas  
108 Lanier Street  
Mobile, AL 36607

**Re: Case #SUB2008-00198 (Subdivision)**  
**Frazier Park Subdivision**  
2165 Old Shell Road  
(South side of Old Shell Road at the South terminus of Frazier Court).  
1 Lot / 0.5± Acre

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

At its meeting on November 20, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 2) placement of a note on the plat / site plan stating that the site must be developed 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 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).

**Frazier Park Subdivision**  
**November 21, 2008**  
**Page 2**

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 & Associates, Inc.  
Beth C. Rutledge

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2008

Ashland Park, LLC  
108 Lanier Street  
Mobile, AL 36607

**Re: Case #ZON2008-02186 (Planned Unit Development)**  
**Frazier Park Subdivision**  
2165 Old Shell Road  
(South side of Old Shell Road at the South terminus of Frazier Court).  
Planned Unit Development Approval to allow reduced side yard setbacks for a  
three unit residential condominium complex.

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

At its meeting on November 20, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow reduced side yard setbacks for a three unit residential condominium complex.

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

- 1) **Revision of the site plan to depict a 3-foot high masonry wall or wrought iron fence along the Old Shell Frontage instead of the proposed 8-foot high wall;**
- 2) **Revision of the site plan to provide one (1) additional understory tree or more as necessary to ensure full compliance with the tree and landscape requirements of the Zoning Ordinance;**
- 3) **Revision of the site plan to depict the maximum building footprint anticipated with the development, not to exceed 45% site coverage and meeting all tree and landscape requirements, with the understanding that construction of less than the maximum depicted is allowed without new PUD approval, but that new PUD approval will be required if development will exceed the maximum depicted building footprint;**
- 4) **Revision of the site plan, if necessary, to depict surface storm water detention if it will be provided;**

**Frazier Park Subdivision**  
**November 21, 2008**  
**Page 2**

- 5) Revision of the site plan to depict a dumpster, or to place a note on the site plan stating that no dumpsters will be used;**
- 6) Completion of the Subdivision and Zoning processes prior to applications for land disturbance or building permits; and**
- 7) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat.**

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**

November 21, 2008

Ashland Park, LLC  
108 Lanier Street  
Mobile, AL 36607

**Re: Case #ZON2008-02185 (Rezoning)**  
**Ashland Park LLC**  
2165 Old Shell Road  
(South side of Old Shell Road at the South terminus of Frazier Court).  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential,  
to allow the construction of three residential town home condominiums.

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

At its meeting on November 20, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow the construction of three residential town home condominiums.

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

- 1) Limited to an approved PUD; and**
- 2) Full compliance with all municipal codes and ordinances;**

The advertising fee for this application is **\$155.20**. 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