

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

La Belle, LLC
3658 Dawes Road
Mobile, AL 36695

Re: Case #SUB2011-00093 (Subdivision)
La Belle Subdivision, Re-subdivision and Addition to Lot 1
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive)
Number of Lots / Acres: 1 Lot / 1.3 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 6

Dear Applicant(s):

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

- 1) the lot is limited to one curb-cut to Old Shell Road and one curb-cut to East Drive, with the size, design, and location to be approved by Planning, Urban Forestry and Traffic Engineering, and to comply with AASHTO standards;**
- 2) depiction and labeling of a 15-foot wide greenspace protection buffer along that portion of the lot that abuts properties that front East Drive; and,**
- 3) provision of a revised PUD site plan prior to the signing of the final plat.**

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.

La Belle Subdivision, Re-subdivision and Addition to Lot 1

December 16, 2011

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: M. Don Williams

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

La Belle, LLC
3658 Dawes Road
Mobile, AL 36695

Re: Case #ZON2011-02055 (Planned Unit Development)
La Belle Subdivision, Re-subdivision and Addition to Lot 1
5951 & 5955 Old Shell Road and 14 East Drive
(Southwest corner of Old Shell Road and East Drive)
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.
Council District 6

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) all site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance, and the applicant must submit documentation regarding lighting compliance, including the physical location of new lighting on the property and a photometric plan of the lighting;
- 2) provision of a 15-foot wide greenspace area, with 6-foot high (at time of planting) evergreen vegetative buffer and 6-foot high wooden privacy fence, where the site abuts single-family residences fronting East Drive, revising the site plan to eliminate 6 proposed parking spaces;
- 3) provision of a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance along the Southern and Western boundaries of the site, where it abuts residentially zoned properties;
- 4) removal of the western-most driveway access to Old Shell Road, with curbing and landscaping to prohibit use of the driveway area, and removal of all paving abutting the Picklefish restaurant on the western side;

La Belle Subdivision, Re-subdivision and Addition to Lot 1

December 16, 2011

Page 2

- 5) **elimination of two parking spaces adjacent to the proposed 24-foot driveway linking the existing parking area to the new parking area, and replacing the parking spaces with curbed landscaped islands;**
- 6) **compliance with revised Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway has been modified to minimize skew at roadway. Centerline striping between East Drive and parking spaced to the west is highly recommended to delineate travel lanes for entry and exit;”***
- 7) **revision of the site plan to depict the relocation of the existing dumpsters and the proposed enclosure to meet a minimum 10-foot setback from any property line where the site abuts residentially zoned property;**
- 8) **application for a sidewalk waiver along East Drive prior to any request for permits for land disturbance;**
- 9) **provision of a revised PUD site plan prior to the signing of the Final Plat; and,**
- 10) **full compliance with all other 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: M. Don Williams

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

La Belle, LLC
3658 Dawes Road
Mobile, AL 36695

Re: Case #ZON2011-02057 (Rezoning)

La Belle LLC.

14 East Drive

(West side of East Drive, 100'± South of Old Shell Road)

Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning in a proposed Subdivision and allow construction of a parking lot.

Council District 6

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning in a proposed Subdivision and allow construction of a parking lot.

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

- 1) all site lighting to comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 2) provision of a 15-foot wide greenspace area, with 6-foot high (at time of planting) evergreen vegetative buffer and 6-foot high wooden privacy fence, where the site abuts single-family residences fronting East Drive;**
- 3) provision of a protection buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance along the Southern and Western boundaries of the site, where it abuts residentially zoned properties;**
- 4) limited to an approved Planned Unit Development; and,**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is **\$184.90**. 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.

La Belle LLC.
December 16, 2011
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: M. Don Williams