



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2016

NAC Investments, LLC  
4147 Fenwick Loop  
Mobile, AL 36619

**Re: 5803 Old Shell Road**  
(Southwest corner of Old Shell Road and Long Street, extending to the North side of Waltman Lane)  
Council District 6  
**ZON2016-01980**  
**Norma Saybe**

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

At its meeting on November 17, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and R-2, Two-Family Residence District, to B-2, Neighborhood Business District, to allow retail businesses.

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

- 1) Preservation status is to be given to the 68" live oak tree along Old Shell Road;**
- 2) Compliance with Engineering comments (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity**

*within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

- 3) *Compliance with Traffic Engineering comments (Site is limited to two curb cuts to Long Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to Old Shell Road is denied. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Sidewalk construction is required along all street frontages, including an accessible ramp at the intersection of Long Street and Old Shell Road. );*
- 4) *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).);*
- 5) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).);*
- 6) **Full compliance with all requirements of the Zoning Ordinance; and**
- 7) **Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$455.50. 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.

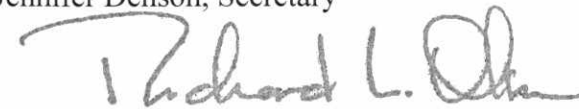
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Asarisi & Associates, LLC