



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

Kleban Shed LLC  
1189 Post Rd. Suite 3B  
Fairfield, CT 06824

**Re: 5753 Old Shell Road**  
(Southeast corner of Old Shell Road and Long Street).  
Council District 6  
**SUB2015-00011**  
**Shed Development Subdivision, Resubdivision of Lot 2**  
2 Lots / 4.5± Acres

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

At its meeting on April 2, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of a corner radius at the southeast corner of Old Shell Road and Long Street, in compliance with Section V. D.6. of the Subdivision Regulations;**
- 2) **Dedication along Long Street, sufficient to provide 25' as measured from centerline, if necessary;**
- 3) **Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect any dedication;**
- 4) **Illustration of all easements on the Final Plat, along with a note stating no permanent structure can be placed or erected within any easement;**
- 5) **Placement of a note on the Final Plat stating that Long Street should be improved to City of Mobile standards at the time of development of each lot;**
- 6) **Placement of a note on the Final Plat stating that site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, with all unused curb-cuts removed and replaced with landscaped material;**
- 7) **Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: (Prior to the issuance of any land disturbance permits, a traffic impact study may be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The overall site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street,**

**Shed Development Subdivision, Resubdivision of Lot 2**  
**April 6, 2015**

- with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any driveway permits for Long Street are contingent upon improvements to roadway as needed to meet city standards. Any driveway permits for Old Shell Road are contingent upon the closure of the mid-block median cut adjacent to the site. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 8) **Compliance with Engineering Comments:** (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. B. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
  - 9) **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).);
  - 10) **Compliance with Fire Department Comments:** (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);
  - 11) **Completion of the Subdivision process prior to the issuance of permits for new building construction; and**
  - 12) **Completion of the Rezoning process prior to the issuance of development permits for Lot 2.**

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 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

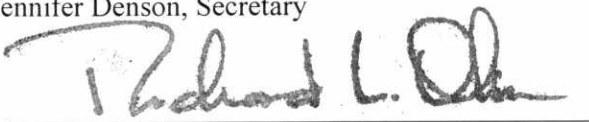
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.



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Council District 6

**ZON2015-00262 (Rezoning)**

**Kleban Shed, LLC**

Rezoning from B-2, Neighborhood Business District, to B-2, Neighborhood Business District, and B-3, Community Business District, to allow a hotel.

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

At its meeting on April 2, 2015, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business District, to B-2, Neighborhood Business District, and B-3, Community Business District, to allow a hotel.

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

- 1) **Uses limited to those listed on the submitted Voluntary Conditions and Use Restrictions form which shall be attached to and become a part of this amendment;**
- 2) **Completion of the Subdivision process; and**
- 3) **Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$390.50. 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.

**Kleban Shed, LLC REZ**  
**April 6, 2015**

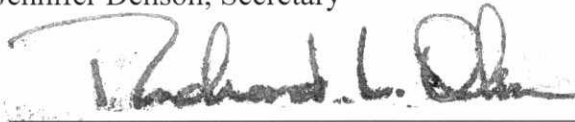
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