

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Cindy Carter
631 Azalea Road
Mobile, AL 36609

Re: Case #ZON2007-02112 (Rezoning)
Cindy Carter
631 Azalea Road
(North side of Azalea Road 390'± West of Village Green Drive).

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

At its meeting on October 4, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a dog day care facility and retail sales.

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

- 1) completion of the Subdivision process;**
- 2) the development is limited to one curb-cut for Lot A and two curb-cuts for Lot B, with any improvements to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 4) submission and approval of a Planned Unit Development application; and**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$182.35. 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.

Cindy Carter
October 5, 2007
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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**

October 5, 2007

Cindy Carter
631 Azalea Road
Mobile, AL 36609

Re: Case #ZON2007-02113 (Rezoning)
Cindy Carter
633 Azalea Road
(North side of Azalea Road 290'± West of Village Green Drive).

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

At its meeting on October 4, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow offices.

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

- 1) completion of the Subdivision process;**
- 2) the development is limited to one curb-cut for Lot A and two curb-cuts for Lot B, with any improvements to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 4) submission and approval of a Planned Unit Development application;**
and
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$179.05. 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.

Cindy Carter
October 5, 2007
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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**

October 5, 2007

Laurence R. and Cynthia A. Carter
631 Azalea Road
Mobile, AL 36609

Re: Case #SUB2007-00216 (Subdivision)
Cottage Hill Gardens Subdivision, Resubdivision of Lots 11 & 12
631 and 633 Azalea Road
(North side of Azalea Road, 290'± West of Village Green Drive).
2 Lots / 3.0± Acres

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

At its meeting on October 4, 2007, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50-feet from centerline of Azalea Road;**
- 2) placement of a note on the Final Plat limiting Lot A to one curb cut and Lot B to two curb-cuts, with any improvements to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 3) the submission of an Administrative PUD for each lot to allow multiple building on a single building site.**

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 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.

Cottage Hill Gardens Subdivision, Resubdivision of Lots 11 & 12
October 5, 2007
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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: Baskerville-Donovan, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Cindy Carter
631 Azalea Road
Mobile, AL 36609

Re: Case #ZON2007-02111 (Planning Approval)

Cindy Carter

631 Azalea Road

(North side of Azalea Road 390'± West of Village Green Drive).

Planning Approval to allow a dog day care facility with outside runs in a B-2,
Neighborhood Business District.

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

At its meeting on October 4, 2007, the Planning Commission considered for Planning Approval the site plan to allow a dog day care facility with outside runs in a B-2, Neighborhood Business District.

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

- 1) submission of a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 2) completion of the Subdivision process; and**
- 3) 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