

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Stratford LLC
P.O. Box 8348
Mobile, AL 36689

Re: Case #ZON2007-01845 (Rezoning)
Stratford LLC
North side of Grelot Road, 160'± West of Chimney Top Drive West.

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

At its meeting on September 20, 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 a two-building office complex.

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

- 1) provision of an 8' wooden shadow box fence along the East property line, as offered by the applicant;**
- 2) provision of a 20-foot wide natural landscape vegetative buffer along the Eastern boundary of the site, as depicted on the site plan, with in-fill plantings as may be necessary due to installation of the privacy fence;**
- 3) completion of the Subdivision process;**
- 4) the site is limited to single-story buildings, as offered by the applicant; and**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$215.20. 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Stratford LLC
P.O. Box 8348
Mobile, AL 36689

Re: Case #ZON2007-01973 (Planned Unit Development)

Stratford LLC

North side of Grelot Road, 160'± West of Chimney Top Drive West.
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on September 20, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

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

- 1) **completion of the Subdivision process;**
- 2) **revision of the site plan to comply with the requirements of the approved subdivision, including the limitation to one curb-cut onto Grelot Road, and depiction of a 30-foot building setback line from Grelot Road;**
- 3) **revision of the site plan to eliminate any implied extension of the service road onto the site;**
- 4) **provision of an 8' wooden shadow box fence along the East property line, as offered by the applicant;**
- 5) **provision of a 20-foot wide natural landscape vegetative buffer along the Eastern boundary of the site, as depicted on the site plan, with in-fill plantings as may be necessary due to installation of the privacy fence;**
- 6) **buildings limited to single-story, height not to be further limited due to the proposed gabled roof;**
- 7) **compliance with Engineering comments (Need floodplain easement, approved by City Engineering. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit**

Stratford LLC
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- from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.);**
- 8) provision of revised PUD site plan to Urban Development prior to the signing of the Subdivision plat; and**
 - 9) 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