

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Rashimiben S. Patel
4137 Government Blvd
Mobile, AL 36693

Re: Case #ZON2007-01461 (Rezoning)
Rashimiben S. Patel
4137 Government Boulevard
(South side of Government Boulevard, 1750'± East of Crestview Drive).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow a motel.

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

At its meeting on July 5, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a motel.

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

- 1) revision of the site plan to depict frontage trees, to be coordinated with Urban Forestry;**
- 2) revision of the site plan to depict a 6-foot high wooden privacy fence or a 10-foot wide natural vegetative buffer where the site abuts single-family residences in the Crestview Subdivision, along the Southeast property line;**
- 3) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final plat, or the obtaining of building permits;**
- 4) compliance with Urban Forestry comments, and placement of those comments as a note on the site plan (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). Preservation status is to be given to the 45" Live Oak Tree located behind the open porch dwelling of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); and**
- 5) full compliance with all other municipal codes and ordinances.**

Rashimiben S. Patel

July 6, 2007

Page 2

The advertising fee for this application is \$226.75. 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

cc: Rowe Surveying & Engineering Company, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Rashimiben S. Patel
4137 Government Blvd.
Mobile, AL 36693

Re: Case #ZON2007-01462 (Planned Unit Development)
Olsson Motel Subdivision
4137 Government Boulevard
(South side of Government Boulevard, 1750' ± East of Crestview Drive).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on July 5, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) revision of the site plan to depict frontage trees, to be coordinated with Urban Forestry;**
- 2) revision of the site plan to depict a 6-foot high wooden privacy fence or a 10-foot wide natural vegetative buffer where the site abuts single-family residences in the Crestview Subdivision, along the Southeast property line;**
- 3) placement of a note on the site plan stating that the site is limited to the existing curb-cuts, with the size, design and location of any modifications to the curb-cuts to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 4) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final plat, or the obtaining of building permits;**
- 5) compliance with Urban Forestry comments, and placement of those comments as a note on the site plan (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). Preservation status is to be given to the 45" Live Oak Tree located behind the open porch dwelling of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); and**

Olsson Motel Subdivision
July 6, 2007
Page 2

6) 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: Rowe Surveying & Engineering Company, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Olsson Motel/ Sam Patel
4137 Government Blvd
Mobile, AL 36693

Re: Case #SUB2007-00122 (Subdivision)
Olsson Motel Subdivision
4137 Government Boulevard
(South side of Government Boulevard, 1750'± East of Crestview Drive).
1 Lot / 3.2± Acres

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

At its meeting on July 5, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to the existing curb-cuts, with any modifications subject to the approval of Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 2) placement of a note on the final plat stating that a 6-foot high wooden privacy fence OR a 10-foot wide natural vegetative buffer shall be provided where the site abuts single-family residences in the Crestview Subdivision, along the Southeast property line;**
- 3) compliance with Urban Forestry comments, and placement of those comments as a note on the site plan (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). Preservation status is to be given to the 45" Live Oak Tree located behind the open porch dwelling of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); and**
- 4) provision of a revised Zoning site plan and PUD site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat.**

Olsson Motel Subdivision

July 6, 2007

Page 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 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.

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: Rowe Surveying & Engineering Company, Inc.
Rashimiben S. Patel