



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

John Kirby  
7060 Airport Blvd.  
Mobile, AL 36608

**Re: Case #SUB2013-00131 (Subdivision)**

**Kirby Subdivision**

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road,  
550'± East of Cody Road).  
1 Lot / 1.4± Acre

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

At its meeting on January 2, 2014, the Planning Commission considered the above referenced subdivision.

After discussion, the request was heldover until the January 16th meeting, with the applicant to provide the following revisions as soon as possible:

- 1) **provision of a legal description for the proposed Lot 2 prior to the signing of the Final Plat; and**
- 2) **revisions requested for the Planned Unit Development.**

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: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

John Kirby  
7060 Airport Blvd.  
Mobile, AL 36608

**Re: Case #ZON2013-02718 (Planned Unit Development)**

**Kirby Subdivision**

7049 Dickens Ferry Road and 7060 & 7068 Airport Boulevard  
(North side of Airport Boulevard extending to the South side of Dickens Ferry Road,  
550'± East of Cody Road).

Planned Unit Development Approval to allow multiple buildings on a single building  
site and shared access between two building sites.

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

At its meeting on January 2, 2014, the Planning Commission considered for Planned Unit  
Development Approval to allow multiple buildings on a single building site and shared  
access between two building sites.

After discussion, the request was heldover until the January 16th meeting, with the  
applicant to provide the following revisions as soon as possible:

- 1) **illustrate dedication if necessary to provide 30' from the centerline of Dickens Ferry Road;**
- 2) **removal of connection with dirt drive access to Dickens Ferry Road, or provision of a 6' high privacy fence to block access;**
- 3) **placement of a note stating commercial access to Dickens Ferry Road is denied;**
- 4) **placement of a note stating that Lot 1 is be allowed one curb cut to Dickens Ferry Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **retention of the note stating that no structures are to built in any easement;**
- 6) **provide landscaping and tree planting calculations for entire PUD;**
- 7) **illustration of all dumpsters compliant with Section 64-4.D.9 of the Zoning Ordinance;**
- 8) **illustration of the required residential buffer per Section 64-4.D.1. of the Zoning Ordinance;**

**Kirby Subdivision PUD**

**January 6, 2014**

- 9) retention of the 25' minimum building setback along all street frontages;
- 10) compliance with Traffic Engineering comments (Lot 1 of Spectrum Subdivision was removed from the PUD, however the site plan still illustrates cross access to this lot. Commercial access to Dickens Ferry is denied.); and
- 11) 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). Need revised site plan showing Live Oak Trees 24" and larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.).

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: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

John Kirby  
7060 Airport Blvd.  
Mobile, AL 36608

**Re: Case #ZON2013-02731 (Rezoning)**

**John Kirby**

7049 Dickens Ferry Road

(South side of Dickens Ferry Road, 550'± East of Cody Road).

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to eliminate split zoning.

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

At its meeting on January 2, 2014, 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 eliminate split zoning.

After discussion, the request was heldover until the January 16th meeting, with the applicant to provide the following revisions as soon as possible:

- 1) **illustrate dedication if necessary to provide 30' from the centerline of Dickens Ferry Road;**
- 2) **illustration of the 25' minimum building setback from all street frontages;**
- 3) **retention of the lot size in square feet and acres;**
- 4) **placement of a note stating commercial access to Dickens Ferry Road is denied;**
- 5) **placement of a note stating that Lot 1 is be allowed one curb cut to Dickens Ferry Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note stating that no structures are to built in any easement;**
- 7) **compliance with Traffic Engineering comments (Lot 1 of Spectrum Subdivision and Lot 1 of the proposed subdivision are denied access to Dickens Ferry Road. Permitted access to Dickens Ferry will require an approved change to the PUD.); and**
- 8) **compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and**

**John Kirby REZ**

**January 6, 2014**

**protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Need revised site plan showing Live Oak Trees 24" and larger. Also show on the site plan the removal of existing gravel from the Critical Root Zone of the existing Live Oak Trees 24" and larger.).**

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: Polysurveying of Mobile, Inc.