



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

Mojo Partnership, LLC
3378 Moffett Rd
Mobile, AL 36606

Re: 1503 & 1529 Wolf Ridge Road
(West side of Wolf Ridge Road, 490'± North of Moffett Road).
Council District 1
PA-000905-2019
Heritage Gardens

Dear Applicant(s):

At its meeting on May 16, 2019, the Planning Commission considered Planning Approval to allow (4) four 20' x 60' mausoleums in an R-1, Single-Family Residential District.

After discussion, the Planning Commission determined the following findings of facts for Approval of the Planning Approval:

- a) The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within the developed area with public water and sewer services and with nearby fire and police stations;
- b) The proposal will not cause undue traffic congestion or create a traffic hazard, because the area will contain available on-site parking and the proposed use will not increase parking requirements; and
- c) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because there applicant only anticipates that the site would be frequented once or twice a week.

The Approval is subject to the following conditions:

- 1) Submission of a 1-lot Subdivision that reflects the boundaries illustrated on the Planning Approval Application, said subdivision will include the need to dedicate adequate right-of-way to provide 50' from the centerline of Wolf Ridge Road, a planned major street;

Heritage Gardens (PA)

May 22, 2019

- 2) Retention of natural wooded buffer along the North, West and South perimeter of the property, with any future changes requiring a new Planning Approval application.
- 3) Provision of a photometric plan prior to the issuance of any building permits; and
- 4) Placement of a note on the site plan stating that any changes to the site plan, or the scope of operations will require new Planning Approval.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Byrd Surveying