

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

Hossein Mohandessi  
201 University Boulevard  
Mobile, AL 36608

**Re: Case #SUB2011-00146 (Subdivision)**  
**Star Imports Subdivision**  
2600 Government Boulevard  
(Northeast corner of Government Boulevard Service Road and Merwina Avenue  
extending to the Southwest corner of Government Boulevard Service Road and  
Kreitner Street)  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Polysurveying Engineering –Land Surveying  
Council District 5

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **provision of a 25' setback from the Future Right-of-Way line along Government Boulevard (US Highway 90) (125'+25'=150' from centerline);**
- 2) **placement of a note on the plat stating that the site is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and to conform with AASHTO standards;**
- 3) **removal of any extra or unused curb-cuts, and the restoration/landscaping of the right-of-way; and,**
- 4) **full compliance with all other applicable requirements of the Subdivision Regulations.**

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 (1) year, or the Tentative Approval will expire.

**Star Imports Subdivision**

**February 17, 2012**

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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](mailto: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: Polysurveying Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

Hossein Mohandessi  
201 University Boulevard  
Mobile, AL 36608

**Re: Case #ZON2011-03251 (Planned Unit Development)**  
**Star Imports Subdivision**  
2600 Government Boulevard  
(Northeast corner of Government Boulevard Service Road and Merwina Avenue  
extending to the Southwest corner of Government Boulevard Service Road and  
Kreitner Street)  
Planned Unit Development Approval to allow multiple buildings on a single  
building site and reduced setbacks.  
Council District 5

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and reduced setbacks.

After discussion, it was decided to deny the above referenced Planned Unit Development for the following reasons:

- 1) dedication of right-of-way for Government Boulevard (US Highway 90) will additionally reduce the size of the site, negating the site plan submitted;**
- 2) the use and design of the site, as proposed, will not provide adequate paved area for the proposed quantity of vehicles for sale; and,**
- 3) delivery or removal of vehicles for sale by truck will appear to require the use of adjacent rights-of-way, rather than being contained on-site.**

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

**Star Imports Subdivision**

**February 17, 2012**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Polysurveying Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

Hossein Mohandessi  
201 University Boulevard  
Mobile, AL 36608

**Re: Case #ZON2011-03252 (Rezoning)**

**Hossein Mohandessi**

2600 Government Boulevard

(Northeast corner of Government Boulevard Service Road and Merwina Avenue  
extending to the Southwest corner of Government Boulevard Service Road and Kreitner  
Street)

Rezoning from B-2, Neighborhood Business District, to B-3, Community Business  
District to allow automobile sales.

Council District 5

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission considered your request for a  
change in zoning from B-2, Neighborhood Business District, to B-3, Community Business  
District to allow automobile sales.

After discussion, the Planning Commission decided to deny this rezoning request for the  
following reason:

**1) the request did not indicate which of the four conditions for amendment applied.**

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 Engineering