

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 16, 2007

James S. McAleer  
3305 Springhill Avenue  
Mobile, AL 36607

**Re: Case #ZON2007-02388 (Planned Unit Development)  
J & D Subdivision**

3305 Spring Hill Avenue

(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).

Planned Unit Development Approval to allow increased site coverage in a one-lot commercial subdivision.

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

At its meeting on November 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow increased site coverage in a one-lot commercial subdivision.

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

- 1) application for a parking ratio variance, and approval of the request by the Board of Adjustment prior to the issuance of building permits;**
- 2) compliance with the tree and landscaping requirements to be coordinated with Urban Forestry;**
- 3) relocation of the tree proposed at the corner of Ingate Street and Springhill Avenue to the green space located between the existing and proposed parking areas, so that visibility hazards are reduced;**
- 4) revision, at the applicant's discretion, of the existing parking area to shift some parking to an expanded new parking area, and replacement of the shifted existing parking spaces with landscaping and directional arrows to create a one-way circulation in the existing parking area;**
- 5) revision of the PUD site plan to show correct totals for parking and tree quantities;**
- 6) placement of a note on the site plan stating that the site is limited to a maximum of 64% building site coverage;**
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat;**

**J & D Subdivision**  
**November 16, 2007**  
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- 8) completion of the Subdivision process; and**
- 9) full compliance with all municipal codes and ordinances for new construction.**

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**

November 16, 2007

James S. McAleer  
3305 Springhill Avenue  
Mobile, AL 36607

**Re: Case #ZON2007-02387 (Rezoning)**  
**James S. McAleer**  
3305 Spring Hill Avenue  
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).  
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3 Community Business, to eliminate split zoning in a proposed commercial subdivision.

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

At its meeting on November 15, 2007, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, and B-3, Community Business, to B-3 Community Business, to eliminate split zoning in a proposed commercial subdivision.

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

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances for new construction.**

The advertising fee for this application is \$172.75. 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 16, 2007

James McAleer  
3305 Springhill Avenue  
Mobile, AL 36607

**Re: Case #ZON2007-02588**

**James McAleer**

3305 Spring Hill Avenue

(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).

Planning Approval to allow heavy warehousing (exceeding 40,000 square feet) in a B-3, Community Business district.

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

At its meeting on November 15, 2007, the Planning Commission allowed for the Planning Approval of the site plan to allow heavy warehousing (exceeding 40,000 square feet) in a B-3, Community Business district.

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

- 1) application for a parking ratio variance, and approval of the request by the Board of Adjustment prior to the issuance of building permits;**
- 2) compliance with the tree and landscaping requirements to be coordinated with Urban Forestry;**
- 3) relocation of the tree proposed at the corner of Ingate Street and Springhill Avenue to the green space located between the existing and proposed parking areas, so that visibility hazards are reduced;**
- 4) revision, at the applicant's discretion, of the existing parking area to shift some parking to an expanded new parking area, and replacement of the shifted existing parking spaces with landscaping and directional arrows to create a one-way circulation in the existing parking area;**
- 5) revision of the PUD site plan to show correct totals for parking and tree quantities;**
- 6) placement of a note on the site plan stating that the site is limited to a maximum of 64% building site coverage;**
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat;**

**James McAleer**  
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- 8) completion of the Subdivision process; and**
- 9) full compliance with all municipal codes and ordinances for new construction.**

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**

November 16, 2007

James S. McAleer  
3305 Springhill Avenue  
Mobile, AL 36607

**Re: Case #SUB2007-00257 (Subdivision)**  
**J & D Subdivision**  
3305 Spring Hill Avenue  
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).  
1 Lot / 1.6± Acres

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

At its meeting on November 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all street frontages;**
- 2) placement of a note on the plat stating that the site is limited to 3 existing curb-cuts onto Springhill Avenue, 2 existing curb-cuts onto Car Line Street, and 1 proposed curb-cut onto Ingate Street (eliminating the existing curb-cut), with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards; and**
- 3) provision of revised PUD and Planning Approval site plans to the Planning Section of Urban Development prior to the signing of the final plat.**

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](mailto:travisz@cityofmobile.org).

**J & D Subdivision**  
**November 16, 2007**  
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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: Frank A. Dagley & Associates, Inc.