

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Roy Parker, III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #SUB2010-00107 (Subdivision)
South Jones Subdivision
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
2 Lot / 3.4± Acre

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the November 18, 2010, meeting with revisions due to the Planning Section by noon on November 5, 2010, to address the following:

- 1) indicate on the plat dedication sufficient to provide 50 feet from the centerline of Telegraph Road;**
- 2) revision of the 25-foot minimum building setback line and lot sizes to reflect any required dedications;**
- 3) placement of a note on the plat stating that the site is limited to two shared curb-cuts between the two lots, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,**
- 4) placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.**

Case #SUB2010-00107 (Subdivision)

South Jones Subdivision

October 22, 2010

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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: Erdman Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Douglas Roy Parker, III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #ZON2010-02356 (Planned Unit Development)
South Jones Subdivision
1926 & 2000 Telegraph Road
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Planned Unit Development Approval to allow shared access and multiple
buildings on a single building site.

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and multiple buildings on a single building site.

After discussion, the Planning Commission heldover the application until the November 18, 2010, meeting with revisions due to the Planning Section by noon on November 5, 2010, to address the following:

- 1) depict the entirety of the paved area for maneuvering on the site, including the boundaries of all paved areas;**
- 2) revise the site plan to depict location of all proposed fencing and gates;**
- 3) where gates will be installed at curb-cuts, indicate 51 feet of queuing space between the right-of-way and the gate;**
- 4) revise the site plan to indicate two shared curb-cuts to the site with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) revise the parking data to match what is shown on the site plan;**
- 6) clearly indicate parking areas, number of spaces, and maneuvering areas;**
- 7) indicate location of dumpsters on the site with appropriate dumpster pads and enclosures;**

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South Jones Subdivision

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- 8) indicate full compliance for the entire site with tree planting and landscaping area requirements for the entire site; and,
- 9) revise the site plan as appropriate to account for dedications which may be required by the subdivision application.

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: R.T. Goff & Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Douglas Roy Parker, III
1926 Telegraph Rd.
Mobile, AL 36610

Re: Case #ZON2010-02357 (Rezoning)
Douglas Roy Parker, III
(Southeast corner of Telegraph Road and New Bay Bridge Road).
Rezoning from I-1, Light Industry District, and B-2, Neighborhood Business District, to I-1, Light Industry District, to eliminate split zoning.

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced rezoning.

After discussion, the Planning Commission heldover the application until the November 18, 2010, meeting with revisions due to the Planning Section by noon on November 5, 2010, to address the following:

- 1) depict the entirety of the paved area for maneuvering on the site, including the boundaries of all paved areas;**
- 2) revise the site plan to depict location of all proposed fencing and gates;**
- 3) where gates will be installed at curb-cuts, indicate 51 feet of queuing space between the right-of-way and the gate;**
- 4) revise the site plan to indicate two shared curb-cuts to the site with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) revise the parking data to match what is shown on the site plan;**
- 6) clearly indicate parking areas, number of spaces, and maneuvering areas;**
- 7) indicate location of dumpsters on the site with appropriate dumpster pads and enclosures;**
- 8) indicate full compliance for the entire site with tree planting and landscaping area requirements for the entire site; and,**

Case #ZON2010-02357 (Rezoning)

Douglas Roy Parker, III

October 22, 2010

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- 9) revise the site plan as appropriate to account for dedications which may be required by the subdivision application.**

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: R.T. Goff & Associates