

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2011

Joe Mason
1805 Oakado Ct.
Mobile, AL 36609

Re: Case #SUB2011-00017 (Subdivision)
Joe Mason Subdivision
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200' ± North of Moffett Road).
1 Lot / 2.2± Acre

Dear Applicant(s):

At its meeting on March 3, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the site is limited to one curb-cut to Wolf Ridge Road, with the size, design, and exact location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) dedication along Wolf Ridge Road sufficient to provide a minimum of 50' from Centerline;**
- 3) revision of the plat to depict the 25-foot minimum building line along all public rights-of-way, including the new Wolf Ridge Road right-of-way after dedication;**
- 4) revision of the plat to indicate the area of the lot, in square feet, or provision of a table on the plat with the same information;**
- 5) compliance with Urban Forestry comments: *"Preservation status is to be given to the 60" Live Oak Tree and the 66" Live Oak Tree located in the center of the proposed development; any work on or under these tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"***

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- 6) placement of a note on the Final 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; and,
- 7) full compliance with all municipal codes and ordinances.

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.

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.

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 Dagley & Associates

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2011

Joe Mason
1805 Oakado Ct.
Mobile, AL 36609

Re: Case #ZON2011-00322 (Rezoning)
Joe Mason Subdivision
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200'± North of Moffett Road).
Rezoning from B-2, Neighborhood Business District, to B-3, Community
Business District, to allow automobile sales.

Dear Applicant(s):

At its meeting on March 3, 2011, the Planning Commission considered your request for a change in zoning B-2, Neighborhood Business District, to B-3, Community Business District, to allow automobile sales.

After discussion, it was decided to hold the matter over until the April 7, 2011, meeting, to allow the applicant to submit voluntary restrictions as offered at the meeting. The submission is to be received before March 14, 2011.

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

Case #ZON2011-00322 (Rezoning)

Joe Mason Subdivision

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