



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

Cowles, Murphy, Glover & Associates
457 St. Michael St.
Mobile, AL 36602

Re: 400 Bay Bridge Road & 2201 Paper Mill Road

(Northwest corner of Bay Bridge Road, and Paper Mill Road, extending to Paper Mill Road Extension and Northwest corner of Paper Mill Road and Paper Mill Road Extension extending to the South side of Shelby Street and extending to the East side of Tin Top Alley and Northeast corner of Paper Mill Road and Shelby Street).

Council District 2

SUB2015-00026

Pender Ridge Subdivision

4 Lots / 10.4± Acres

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

At its meeting April 2, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the May 7th meeting, with revisions due by April 15th to allow the applicant to address the following:

- 1) **Revision of the plat to include the entirety of parcel R022208440020031. for proposed Lot 1, or provision of documentation to show that the entirety is included;**
- 2) **Submittal of labels and postage so that appropriate notification of all property owners can occur, if additional notification is required due to the inclusion of the entirety of the parcel;**
- 3) **Revision of the plat to depict the unopened right-of-way of Edwards Lane along the northern boundary of Lot 1;**
- 4) **Revision of the plat to depict the minimum widths of all public rights-of-way;**
- 5) **Revision of the plat to depict the 25' minimum building setback line along all road frontages; and**

Pender Ridge Subdivision

April 6, 2015

- 6) **Revision of the plat to depict all easements, along with a note stating no permanent structure can be placed or erected within any easement, if necessary.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

Cc: Chippewa Lakes, LLC



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Council District 2

ZON2015-00515

Cowles, Murphy, Glover & Associates

R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

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

At its meeting on April 2, 2015, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-2, Neighborhood Business District, to B-5, Office-Distribution District, to allow a heavy equipment storage facility.

After discussion, the Planning Commission held the matter over until the May 7th meeting, with revisions due by April 15th to allow the applicant to address the following:

- 1) **Revision of the site plan to include the entirety of parcel R022208440020031. for proposed Lot 1, or provision of documentation to show that the entirety is included;**
- 2) **Submittal of labels and postage so that appropriate notification of all property owners can occur, if additional notification is required due to the inclusion of the entirety of the parcel;**
- 3) **Provision of justification regarding why the sites should be rezoned addressing at least one of the following items: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in**

Cowles, Murphy, Glover & Associates REZ

April 6, 2015

the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable; and

4) Provision of information regarding the future use of the proposed Lots 2-4.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Chippewa Lakes, LLC