

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2011

Gerald Still
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #SUB2011-00082 (Subdivision)
2350 Demetropolis Road Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 1900'± South of Cottage Hill Road).
Number of Lots / Acres: 1 Lot / 12.5± Acres
Engineer / Surveyor: Driven Engineering, Inc.
Council District 4

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;**
- 2) **labeling of the lengths of the sides of the property in feet;**
- 3) **depiction of the 25-foot minimum building setback line along all right-of-way frontages;**
- 4) **revision of the site plan to depict a sidewalk along Demetropolis Road, or submittal of an application for a sidewalk waiver;**
- 5) **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,**
- 6) **placement of a note on the Final Plat limiting the lot to one curb-cut to Demetropolis Road, with the size, design, and location of all curb-cuts to be approved by City of Mobile Engineering and conform to AASHTO standards.**

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

2350 Demetropolis Road Subdivision

August 19, 2011

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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: Driven Engineering, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2011

Gerald Still
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #ZON2011-01184 (Rezoning) (Holdover)

Gerald T. Still

2350 Demetropolis Road

(West side of Demetropolis Road, 1900'± South of Cottage Hill Road). Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an assisted living facility.

Council District 4

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District, to allow an assisted living facility.

After discussion, it was decided to recommend this change in zoning to the City Council.

The advertising fee for this application is **\$183.55**. 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

cc: Driven Engineering Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2011

Gerald Still
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #ZON2011-01261 (Planning Approval) (Holdover)
Gerald T. Still
2350 Demetropolis Road
(West side of Demetropolis Road, 1900'± South of Cottage Hill Road).
Planning Approval to allow an assisted living facility in an R-3, Multiple-Family Residential District.
Council District 4

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission considered for Planning Approval the site plan to amend a previous Planning Approval to allow an assisted living facility in an R-3, Multiple-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) coordination with Urban Forestry to revise site plan to save all 35" and larger Live Oak Trees where possible; and,**
- 2) revision of the site plan to depict a sidewalk along Demetropolis Road, or submittal of an application for a sidewalk waiver.**

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

Gerald T. Still
August 19, 2011
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Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
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