

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 11, 2014

Klyce Enterprises
3308 Springdale Boulevard
Mobile, AL 36606

Re: Case #SUB2014-00013 (Subdivision)
Mock Subdivision
6377 Old Shell Road
(Southeast corner of Old Shell Road and Hillcrest Road).
2 Lots / 2.4± Acres

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

At its meeting on March 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission decided to holdover the application until the May 1st meeting, with revisions due no later than March 31, to allow the applicant to address the following issues:

- 1) revision of the plat to indicate modified right-of-way vacations which would be acceptable to Traffic Engineering to address the need for access to traffic signal equipment; and
- 2) submission of a Traffic Impact Study based on the site's development intensity and location at a high volume intersection.

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: Frances Gordon and Maurice Mock
Lassiter Holdings
Clark, Geer, Latham & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 07, 2014

Klyce Enterprises
3308 Springhill Avenue
Mobile, AL 36606

Re: Case #ZON2014-00230 (Planned Unit Development)
Mock Subdivision
6377 Old Shell Road
(Southeast corner of Old Shell Road and Hillcrest Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 6, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to holdover the application until the May 1st meeting, with revisions due no later than March 31, to allow the applicant to address the following issues:

- 1) **revision of the site plan to include modified right-of-way vacations which would be acceptable to Traffic Engineering to address the need for access to traffic signal equipment;**
- 2) **submission of a Traffic Impact Study based on the site's development intensity and location at a high volume intersection;**
- 3) **revision of the site plan to one curb-cut on Old Shell Road (right-in, right-out only), and one curb-cut to Hillcrest Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **revision of the site plan to specify handicap parking meeting ADA compliance;**
- 5) **coordination with Urban Forestry on the revision of the site plan to allow Preservation status for at least the 72" Live Oak Tree located on the center of the proposed development, as per the Urban Forestry comments;**
- 6) **revision of the site plan to identify the species of all existing trees on the site;**

**Mock Subdivision PUD
March 11, 2014**


- 7) revision of the landscaping calculations to also include frontage landscaping required, and revision of the site plan to indicate such areas;
- 8) revision of the tree planting requirement calculations to provide required parking area trees;
- 9) revision of the site coverage calculations to include all proposed structures (store/restaurant, car wash, fuel island canopy, vacuum facility awning and car wash entrance awning); and
- 10) revision of the parking calculations for the store/restaurant to 20 spaces required.

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

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Lassiter Holdings
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