

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

J Roe Burton &  
Old Shell Commercial  
165 West I-65 Service Rd.  
Mobile, AL 36608

**Re: Case #SUB2006-00194 (Subdivision)**  
**Burton Subdivision**  
3309 Old Shell Road  
(South side of Old Shell Road, 30'± East of East I-65 Service Road North).  
1 Lot / 2.0± Acres

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

At its meeting on September 7, 2006, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to holdover this application until September 21, 2006, meeting, to allow the applicant to revise the Planned Unit Development site plan as proposed, address the PUD concerns, and to address the following items:

- 1) **provision of evidence granting permission from the adjacent property owner to use the access easement (if use of the easement is proposed);**
- 2) **revision of the PUD site plan and Subdivision plat to more clearly depict the access easement (if use of the easement is proposed);**
- 3) **placement of a note on the plat stating that no permanent structures may be built within utility or drainage easements;**
- 4) **placement of a note on the plat and the site plan stating that the Subdivision site is limited to a maximum of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, and that revision of the PUD by the Planning Commission will be required if a second curb-cut is provided; and**
- 5) **placement of a note on the plat indicating the total size of the lot in square feet.**

**Burton Subdivision**  
**September 8, 2006**  
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Revisions to the Subdivision plat should be submitted by September 12<sup>th</sup>, for consideration at the September 21<sup>st</sup> meeting.

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 & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

J. Roe Burton &  
Old Shell Commercial  
165 West I-65 Service Rd.  
Mobile, AL 36608

**Re: Case #ZON2006-01751 (Planned Unit Development)**

**J. Roe Burton & Old Shell Commercial**

South side of Old Shell Road, 30'± East of East I-65 Service Road North,  
extending to the West side of Sidney Phillips Drive.

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

At its meeting on September 7, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow two office buildings on a single building site with shared access between two building sites.

After discussion it was decided to holdover this application until September 21, 2006, meeting, to allow the applicant to revise the Planned Unit Development site plan as proposed, and to address the following items:

- 1) **provision of evidence granting permission from the adjacent property owner to use the access easement (if use of the easement is proposed);**
- 2) **revision of the PUD site plan and Subdivision plat to more clearly depict the access easement (if use of the easement is proposed);**
- 3) **consultation with the Engineering Department to determine the need for on-site stormwater detention facilities, and depiction of those facilities on the site plan if they are required;**
- 4) **revision of the "Parking Data" to reflect the actual number of spaces provided;**
- 5) **placement of a note on the site plan stating that food and beverage uses, such as restaurants, are not allowed on the site unless additional parking is provided;**
- 6) **revision of the "Tree Data" to ensure that the required number of trees are provided;**

- 7) revision of the curb radii within the parking area for those corners lacking smooth corners;
- 8) provision of curbing along the East side of the property, where the proposed landscaped area abuts the paved area on the adjacent lot, and provision of a smooth transition from the curb into the parking area to be constructed on the site;
- 9) placement of a note on the site plan stating that parking area and site lighting shall comply with Section 64-4.A.2. of the Zoning Ordinance;
- 10) depiction of dumpster facilities, that complies with Section 64-4.D.9. of the Zoning Ordinance;
- 11) placement of a note on the plat and the site plan stating that the Subdivision site is limited to a maximum of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, and that revision of the PUD by the Planning Commission will be required if a second curb-cut is provided;
- 12) provision of a revised PUD site plan to Planning Section, Urban Development, prior to the signing of the final subdivision plat; and
- 13) placement of a note on the site plan stating that PUD approval is site plan specific, thus any changes to the site plan will require Planning Commission approval.

Revisions to the PUD site plan should be submitted by September 12<sup>th</sup>, for consideration at the September 21<sup>st</sup> meeting.

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