



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

IRC-MAB Mobile Midtown, LLC
525 North Tyron Street, Suite 1600
Charlotte, NC 28202

Re: 100 North Florida Street & 2518, 2524, 2534, 2536 and 2540 Old Shell Road
(Northeast corner of North Florida Street and Old Shell Road, extending to the North side of
Eddington Drive South).
Council District 1
SUB2016-00035 (Subdivision)
Midtown Mobile Subdivision
2 Lots / 9.8 Acres

Dear Applicant(s):

At its meeting on May 5, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the above referenced subdivision until the June 2nd meeting for the following reason:

1)The plat does not include the entirety of one of the parcels in the subdivision;

Revised plat and additional notification information and fees to be submitted by 12:00 pm, May 13, 2016.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Ashland Station, LLC
Board of School Commissioners of Mobile County
Queen G Café, LLC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

IRC-MAB Mobile Midtown, LLC
525 North Tyron Street, Suite 1600
Charlotte, NC 28202

Re: 100 North Florida Street & 2518, 2524, 2534, 2536 and 2540 Old Shell Road
(Northeast corner of North Florida Street and Old Shell Road, extending to the
North side of Eddington Drive South).
Council District 1
ZON2016-00815 (Planned Unit Development)
Midtown Mobile Subdivision

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

At its meeting on May 5, 2016, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site along with shared access and parking.

After discussion, the Planning Commission heldover the request until June 2, 2016 to be reconsidered with the Subdivision.

The site plan does not correspond with the principles, guidelines, and intent of the Map for Mobile, therefore the following items should be addressed:

- 1) Reorientation of Shops B to front Old Shell Road;**
- 2) Elimination of the drive-thru, including removal of the rear drive, on Shops 1A to provide a more substantial buffer for the adjacent residential properties**
- 3) On-site parking to meet the minimum requirements for aisle and stall sizes**
- 4) Any on-street parking to be changed to parallel spaces, as required by the Traffic Engineer.**

Revised site plan to be submitted by 12:00 pm, May 13, 2016.


Midtown Mobile Subdivision PUD
May 9, 2016

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: Ashland Station, LLC
Board of School Commissioners of Mobile County
Queen G Café, LLC
Casey Pipes



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

IRC-MAB Mobile Midtown, LLC
525 North Tyron Street, Suite 1600
Charlotte, NC 28202

Re: 100 North Florida Street & 2518, 2524, 2534, 2536 and 2540 Old Shell Road
(Northeast corner of North Florida Street and Old Shell Road, extending to the North side
of Eddington Drive South).
Council District 1
ZON2016-00814 (Rezoning)
IRC-MAB Mobile Midtown, LLC

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

At its meeting on May 5, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow a retail development.

After discussion, the Planning Commission heldover the application until the meeting of June 2, 2016, in order to be considered at the same time as the Subdivision and Planned Unit Development requests.

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: Ashland Station, LLC
Board of School Commissioners of Mobile County
Queen G Café, LLC
Casey Pipes