

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Mikell Taylor
2469 Bragdon Ave.
Mobile, AL 36617

Re: Case #SUB2007-00035 (Subdivision)
Mobile Rosin Oil Subdivision
2469 Bragdon Avenue
(Northwest corner of Burden Lane and Mobile Street, extending West to the
Illinois Central Gulf Railroad right of way and North to Bragdon Avenue).
1 Lot / 9.3 \pm Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the completion of the rezoning process prior to the issuance of any permits;**
- 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street;**
- 3) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane;**
- 4) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and Traffic Engineering;**
- 5) the placement of a note on the Final Plat stating large truck traffic is denied access to Bragdon Avenue;**
- 6) the depiction of the 25-foot building setback, measured from property lines after dedication; and**
- 7) the placement of a note on the final plat stating that where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.**

Mobile Rosin Oil Subdivision

March 16, 2007

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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 Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Gulf States Engineering
Mobile Rosin Oil

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Mikell Taylor
2469 Bragdon Ave.
Mobile, AL 36617

Re: Case #ZON2007-00609 (Rezoning)

Mikell Taylor

South side of Bragdon Avenue, 580'± West of Mobile Street, and extended to the Illinois Central Gulf Railroad right of way.

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

At its meeting on March 15, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-1, Light Industry District, to allow expansion of an existing rosin oil production plant.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street;**
- 2) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane;**
- 3) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and Traffic Engineering;**
- 4) large truck traffic is denied access to Bragdon Avenue;**
- 5) the depiction of the 25-foot building setback, measured from property lines after dedication; and**
- 6) where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.**

The advertising fee for this application is \$190.75. 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.

Mikell Taylor
March 16, 2007
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Mikell Taylor
2469 Bragdon Ave.
Mobile, AL 36617

Re: Case #ZON2007-00610 (Planned Unit Development)
Mobile Rosin Oil Subdivision
2469 Bragdon Avenue
(Northwest corner of Burden Lane and Mobile Street, extending West to the
Illinois Central Gulf Railroad right of way and North to Bragdon Avenue).

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

At its meeting on March 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on an existing industrial single building site.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) the completion of the rezoning process prior to the issuance of any permits;**
- 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Mobile Street;**
- 3) the dedication of sufficient right-of-way to provide 25-feet from the centerline of Burden Lane;**
- 4) the dedication of appropriate radii at the intersection of Mobile Street and Burden Lane, to be determined by City Engineering and Traffic Engineering;**
- 5) the placement of a note on the Final Plat stating large truck traffic is denied access to Bragdon Avenue;**
- 6) the depiction of the 25-foot building setback, measured from property lines after dedication; and**
- 7) the placement of a note on the final plat stating that, where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section 64-4.D of the Zoning Ordinance.**

Mobile Rosin Oil Subdivision
March 16, 2007
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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