



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2018

5054 OSR, LLC
P. O. Box 4087
Gulf Shores, AL 36547

Re: 255, 257, 259 and 265 Dogwood Drive
(Southeast corner of Dogwood Drive and Airport Boulevard).
Council District 5
SUB-000402-2018 (Subdivision)
Dogwood Airport Subdivision

Dear Applicant(s):

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission denied the request, due to the denial of the associated Planned Unit Development and Zoning applications.

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

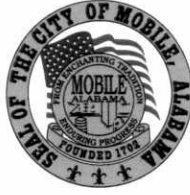
Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning & Zoning

CC: Edward B. & Ann A. Burnham
Stephen A. Stokes
William S. & Kathryn J. Starling
Shadman & Shilier Haji



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5054 OSR, LLC
P. O. Box 4087
Gulf Shores, AL 36547

Re: 255, 257, 259 and 265 Dogwood Drive
(Southeast corner of Dogwood Drive and Airport Boulevard).
Council District 5
PUD-000401-2018 (Planned Unit Development)
5054 OSR, LLC

Dear Applicant(s):

At its meeting on March 1, 2018, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on two building sites.

After discussion, the Planning Commission determined the following Findings of Fact for Denial:

- c. the proposal does not promote the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because it will result in the removal of four existing residences;
- d. the proposal does not promote the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the existing trees and vegetation will be cleared to allow for the construction of two commercial buildings, townhomes, and 180 surface parking spaces with associated maneuvering areas;
- e. the proposal does not promote the objective of Open space (to encourage the provision of common open space through efficient site design), because the commercial development will not result in usable open space, and the townhome development will have minimal open space available to its residents;

Dogwood Airport PUD
March 20, 2018

- f. it cannot be determined if the proposal promotes or does not promote the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), as a traffic impact study is necessary to determine if modifications to existing public infrastructure will be necessary.

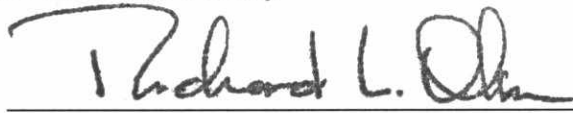
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5054 OSR, LLC
P. O. Box 4087
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Re: 255, 257, 259 and 265 Dogwood Drive
(Southeast corner of Dogwood Drive and Airport Boulevard).
Council District 5
ZON-000403-2018 (Rezoning)
5054 OSR, LLC

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

At its meeting on March 1, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to LB-2, Limited- Neighborhood Business District, to allow the construction of two restaurants

After discussion, the Planning Commission recommended denial of the request, due to the following reasons:

- 1) associated denial of the Planned Unit Development request;**
- 2) due to the fact that the changing conditions in the vicinity were not of sufficient nature to make a change in the Ordinance necessary and desirable; and**
- 3) due to nearby vacant commercial buildings and properties, there is no need to increase the number of sites available to business or industry.**

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 & Zoning

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(Southeast corner of Dogwood Drive and Airport Boulevard).
Council District 5
ZON-000404-2018 (Rezoning)
5054 OSR, LLC

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

At its meeting on March 1, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District, to allow the construction of 12 townhomes.

After discussion, the Planning Commission recommended denial of the request, due to the following reasons:

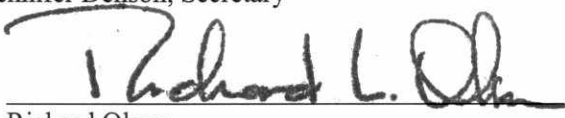
- 1) associated denial of the Planned Unit Development request;
- 2) due to the fact that the changing conditions in the vicinity were not of sufficient nature to make a change in the Ordinance necessary and desirable; and
- 3) due to nearby vacant commercial buildings and properties, there is no need to increase the number of sites available to business or industry.

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