

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2007

Robert S. Moore  
4213 Halls Mill Road  
Mobile, AL 36693

**Re: Case #ZON2007-00642 (Planned Unit Development) (Holdover)**  
**Robert Moore Park Subdivision**  
4213 Halls Mill Road  
(East side of Halls Mill Road, 185' ± North of Alden Drive).

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

At its meeting on April 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) revision of the site plan to show development of all of the proposed parking areas, and only the buildings located to the West of the drainage easement;
- 2) revision of the site plan to comply with Engineering comments (The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. All storm water must tie to the City of Mobile storm drainage system. Show general detention location on PUD site plan application. Provide 100-year detention on site. Discharge from the detention pond will have to be conveyed to the earthen channel north of the existing storm drain running through the property north of proposed subdivision. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.);
- 3) revision of the site plan to depict the 25-foot minimum building setback line from the right-of-way dedication area for the portion of the site that will accommodate new construction;
- 4) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat; and

**Robert Moore Park Subdivision**  
**April 20, 2007**  
**Page 2**

**5) full compliance with all municipal codes and ordinances**

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**

April 20, 2007

Robert S. Moore  
4213 Halls Mill Road  
Mobile, AL 36693

**Re: Case #ZON2007-01009 (Rezoning)**  
**Robert S. Moore**  
4213 Halls Mill Road  
(East side of Halls Mill Road, 185'± North of Alden Drive).

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

At its meeting on April 19, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential, and B-3, Community Business District, to B-3, Community Business District, to eliminate split zoning and allow for general retail sales.

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

- 1) completion of the Subdivision process;**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$173.35. 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.

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**

April 20, 2007

Robert S. Moore  
4213 Halls Mill Road  
Mobile, AL 36693

**Re: Case #SUB2007-00078 (Subdivision)**  
**Robert Moore Park Subdivision**  
4213 Halls Mill Road  
(East side of Halls Mill Road, 185'± North of Alden Drive).  
1 Lot / 16.6± Acres

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to depict the minimum building setback line across the entire Halls Mill Road frontage area, with accommodations made for the required dedication of right-of-way;**
- 2) the size, design and location of curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 3) full compliance with all other municipal codes and ordinances.**

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](mailto:travisz@cityofmobile.org).

**Robert Moore Park Subdivision**  
**April 20, 2007**  
**Page 2**

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.