

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Stratford LLC
Post Office Box 8348
Mobile, Alabama 36689

Re: Case #SUB2009-00031 (Subdivision)
Grelot Office Park Subdivision
North side of Grelot Road, 160'± West of Chimney Top Drive West.
4 Lots / 5.6± Acres

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

At its meeting on March 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the Subdivision is limited to one, curb-cut onto Grelot Road, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards;**
- 2) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering; and**
- 3) revision of the Final Plat to label the lots with their sizes in square feet.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

Grelot Office Park Subdivision

March 20, 2009

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: Engineering Development Services, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Stratford LLC
Post Office Box 8348
Mobile, Alabama 36689

**Re: Case #ZON2009-00571 (Planned Unit Development)
Grelot Office Park Subdivision**

North side of Grelot Road, 160'± West of Chimney Top Drive West.
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow shared access between four building sites.

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

At its meeting on March 19, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow shared access between four building sites.

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

- 1) **placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan, will require a new application to the Planning Commission;**
- 2) **the provision of a 20-foot landscape buffer and 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential;**
- 3) **revision of the site plan to place the requirements of Section 64-6.A.3.c., *Lighting*, as a note on the site plan: “If parking areas contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”**
- 4) **revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 5) **that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering;**
and

Grelot Office Park Subdivision

March 20, 2009

Page 2

6) full compliance with all other 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

cc: Engineering Development Services, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Stratford LLC
Post Office Box 8348
Mobile, Alabama 36689

Re: Case #ZON2009-00572 (Rezoning)

Stratford LLC

North side of Grelot Road, 160'± West of Chimney Top Drive West.

Rezoning from B-1, Buffer Business District, to LB-2, Limited Business District to allow a three professional building complex.

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

At its meeting on March 19, 2009, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to LB-2, Limited Business District to allow a three professional building complex.

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 provision of a 20-foot landscape buffer and 8-foot high wooden privacy fence, where the site abuts R-1, Single-Family Residential, as offered by the applicant;**
- 2) that the access to Grelot Service Road be denied and barricaded, with the location and design of the barricade to be approved by Traffic Engineering;**
- 3) full compliance with all municipal codes and ordinances;**
- 4) that the development is limited to one curb-cut to Grelot Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) development limited to an approved Planned Unit Development (PUD).**

The advertising fee for this application is **\$185.65**. 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.

Stratford LLC
March 20, 2009
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: Engineering Development Services, LLC