

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 7, 2007

Mark A. Anez  
3090 Goldeneye Drive  
Mobile, AL 36695

**Re: Case #ZON2007-02105 (Rezoning)**  
**Mark A. Anez**  
3752 Dauphin Island Parkway  
(Southwest corner of Dauphin Island Parkway and Boykin Boulevard).

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

At its meeting on September 6, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, to allow auto 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) uses limited to as described by the Voluntary Use Restriction form as offered by the applicant (must be recorded in Probate Court);**
- 3) the site is limited to one curb-cut onto Dauphin Island Parkway and one curb-cut onto Boykin Boulevard, with the size, design and location to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;**
- 4) compliance with Traffic Engineering comments (*Narrow driveway to Dauphin Island Parkway to twenty-four feet or mark as three lanes.*)**
- 5) full compliance with Engineering comments (*Show 100-year flood plain and minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*);**
- 6) compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 7) revision of the site plan to depict residential adjacency buffers, in compliance with Section 64-4.D.1.; and**

**Mark A. Anez**  
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**8) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$259.75. 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.

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**

September 7, 2007

Mark A. Anez  
3090 Goldeneye Drive  
Mobile, AL 36695

**Re: Case #SUB2007-00212 (Subdivision)**  
**Anez Subdivision**  
3752 Dauphin Island Parkway  
(Southwest corner of Dauphin Island Parkway and Boykin Boulevard).  
1 Lot / 0.8± Acre

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

At its meeting on September 6, 2007, 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 site is limited to one curb-cut onto Dauphin Island Parkway and one curb-cut onto Boykin Boulevard, with the size, design and location to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;**
- 2) **revision of the plat to provide a corner with a 25-foot radius at the intersection of Boykin Boulevard and Dauphin Island Parkway, in conformance with Section V.D.6. of the Subdivision Regulations;**
- 3) **revision of the plat to label the lot size in square feet;**
- 4) **full compliance with Engineering comments (*Show 100-year flood plain and minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*); and**
- 5) **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.

**Anez Subdivision**  
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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).

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: Marshall A. McLeod, P.L.S., L.L.C.  
Roy E. Hoppemeyer