

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Christopher J. Nix, P.E.
Kimley-Horn and Associates, Inc.
3169 Holcomb Bridge Rd., Suite 600
Norcross, GA 30071

Re: Case #SUB2007-00096 (Subdivision)
Mobile Central Subdivision
2570, 2590, & 2598 Government Boulevard
(Northeast corner of Kreitner Street and Government Boulevard Service Road).
1 Lot / 14.6± Acres

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

At its meeting on May 17, 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 development is limited to two curb-cuts onto Government Boulevard, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards and limited to two (2) curb cuts to Kreitner Street; with the size, design and location to be approved by Traffic Engineering,**
- 2) the denial of access to the future Florida Street; 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.

Mobile Central 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: MRBJ Company, LLC
Jack W. Gould
Dalubhai R. Patel
Parvatiben D. Patel

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Christopher J. Nix, P.E.
3169 Holcomb Bridge Road, Suite 600
Norcross, GA 30071

Re: Case #ZON2007-01270 (Rezoning)
Christopher J. Nix, Agent
2570, 2590, & 2598 Government Boulevard
(Northeast corner of Kreitner Street and Government Boulevard Service Road).
Rezoning from R-1, Single-family Residential, B-2, Neighborhood Business
District, and B-3, Community Business District, to B-3, Community Business
District, to eliminate split-zoning and allow a retail store.

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

At its meeting on May 17, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-family Residential, B-2, Neighborhood Business District, and B-3, Community Business District, to B-3, Community Business District, to eliminate split-zoning and allow a retail store.

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) the development is limited to two curb-cuts onto Government Boulevard, with the size, design and location to be approved by Traffic Engineering, and ALDOT, and conform to AASHTO standards, and limited to two (2) curb cuts to Kreitner Street; with the size, design and location to be approved by Traffic Engineering;**
- 3) the denial of access to the future Florida Street;**
- 4) the provision of screening the dumpster with a minimum 6-feet high solid wooden fence;**
- 5) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 6) lighting to be designed so that a reading of zero (0) foot-candles is achieved along property boundaries; and**
- 7) full compliance with all other municipal codes and ordinances.**

Christopher J. Nix, Agent
May 18, 2007
Page 2

The advertising fee for this application is \$250.30. 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