

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2008

Clark, Geer, Latham, & Associates, Inc.
762 Downtowner Loop West
Mobile, AL 36609

Re: Case #SUB2008-00041 (Subdivision)

Point Logistics Subdivision

Block bounded by Paper Mill Road, Bay Bridge Road, Peace Lane, and Paper Mill Road Extension; block bounded by Paper Mill Road, Paper Mill Road Extension, Tin Top Alley, and Shelby Street; and Northwest corner of Paper Mill Road and Shelby Street extending along the West side of Paper Mill Road to the East terminus of Edwards Street (unopened public right-of-way) and the South side of Wiley Lane (unopened public right-of-way).

3 Lots / 10.4 \pm Acres

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

At its meeting on March 20, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the April 17th meeting so that the following can take place (six copies of revisions due by March 26th):

- 1) Revision of the plat to include the entirety of parcel R022208440020076. for proposed Lot 1, or provision of documentation to show that the entirety is included;**
- 2) Submittal of labels and postage by March 26th so that appropriate notification of all property owners can occur for the Subdivision application, if additional notification is required due to the inclusion of the entirety of the parcel;**
- 3) Revision of the plat to indicate minimum and maximum widths of public rights-of-way; and**
- 4) Depiction of any wetland areas.**

Point Logistics Subdivision
March 21, 2008
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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: Chippewa Lakes, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2008

Clark, Geer, Latham & Associates, Inc.
762 Downtowner Loop West
Mobile, AL 36609

Re: Case #ZON2008-00528 (Planned Unit Development)

Point Logistics Subdivision

Northwest corner of Paper Mill Road and Shelby Street extending along the West side of Paper Mill Road to the East terminus of Edwards Street (unopened public right-of-way) and the South side of Wiley Lane (unopened public right-of-way).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 20, 2008, 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 holdover this plan until the April 17th meeting so that the following can take place (five copies of revisions due by March 26th):

- 1) Revision of the site plan to include all three proposed lots as part of the PUD application, and indication on the site plan of existing/proposed curb-cuts, parking, surfacing, required landscaping and buffering, dumpster location, etc.;**
- 2) Submittal of labels and postage by March 26th so that appropriate notification of all property owners can occur for the PUD application, including the expanded PUD site; and**
- 3) Depiction and labeling of any required storm water detention basins.**

Point Logistics Subdivision
March 21, 2008
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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**

March 21, 2008

Clark, Geer, Latham & Associates, Inc.
762 Downtowner Loop West
Mobile, AL 36609

**Re: Case #ZON2008-00529 (Rezoning)
Clark, Geer, Latham & Associates, Inc.**

Northwest corner of Paper Mill Road and Shelby Street extending along the West side of Paper Mill Road to the East terminus of Edwards Street (unopened public right-of-way) and the South side of Wiley Lane (unopened public right-of-way). Rezoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow offices and a parking and staging area for a trucking facility.

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

At its meeting on March 20, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to I-2, Heavy Industry, to allow offices and a parking and staging area for a trucking facility.

After discussion, it was decided to holdover this change in zoning until the April 17th meeting so that the following can take place (revisions due by March 26th):

- 1) Submittal of labels and postage so that appropriate notification of all property owners can occur for the rezoning application for proposed Lot 1;**
- 2) Revision of the Zoning application for Lot 1 to include the expansion required by the Subdivision application (five copies of revised site plan);**
- 3) Revision of the site plan for proposed Lot 2 to depict the extent of the lay down yard, and the proposed location of any entrance to the site (five copies of revised site plan); and**
- 4) Provision of justification regarding why the sites should be rezoned**
(addressing at least one of the following items: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.).

Clark, Geer, Latham & Associates, Inc.
March 21, 2008
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If you have any questions regarding this action, please call this office at 251/208-5895.

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Dr. Victoria Rivizzigno, Secretary

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Richard Olsen
Deputy Director of Planning

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LETTER OF DECISION**

March 21, 2008

Clark, Geer, Latham & Associates, Inc.
762 Downtowner Loop West
Mobile, AL 36609

Re: Case #ZON2008-00530 (Rezoning)
Clark, Geer, Latham & Associates, Inc.

Block bounded by Paper Mill Road, Bay Bridge Road, Peace Lane, and Paper Mill Road Extension.

Rezoning from R-2, Two-Family Residential, and B-2, Buffer Business, to I-2, Heavy Industry, to allow a parking and staging area for a trucking facility.

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

At its meeting on March 20, 2008, the Planning Commission considered your request for a change in zoning from R-2, Two-Family Residential, and B-2, Buffer Business, to I-2, Heavy Industry, to allow a parking and staging area for a trucking facility.

After discussion, it was decided to holdover this change in zoning until the April 17th meeting so that the following can take place (revisions due by March 26th):

- 1) Submittal of labels and postage so that appropriate notification of all property owners can occur for the rezoning application for proposed Lot 1;**
- 2) Revision of the Zoning application for Lot 1 to include the expansion required by the Subdivision application (five copies of revised site plan);**
- 3) Revision of the site plan for proposed Lot 2 to depict the extent of the lay-down yard, and the proposed location of any entrance to the site (five copies of revised site plan); and**
- 4) Provision of justification regarding why the sites should be rezoned (*addressing at least one of the following items: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.*).**

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Richard Olsen
Deputy Director of Planning

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March 21, 2008

Clark, Geer, Latham & Associates, Inc.
762 Downtowner Loop West
Mobile, AL 36609

Re: Case #ZON2008-00531 (Rezoning)
Clark, Geer, Latham & Associates, Inc.

Block bounded by Paper Mill Road, Paper Mill Road Extension, Tin Top Alley,
and Shelby Street.

Rezoning from R-2, Two-Family Residential, to I-2, Heavy Industry, to allow a
lay-down yard for a trucking facility.

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

At its meeting on March 20, 2008, the Planning Commission considered your request for
a change in zoning from R-2, Two-Family Residential, to I-2, Heavy Industry, to allow a
lay-down yard for a trucking facility.

After discussion, it was decided to holdover this change in zoning until the April 17th
meeting so that the following can take place (revisions due by March 26th):

- 1) Submittal of labels and postage so that appropriate notification of all property owners can occur for the rezoning application for proposed Lot 1;**
- 2) Revision of the Zoning application for Lot 1 to include the expansion required by the Subdivision application (five copies of revised site plan);**
- 3) Revision of the site plan for proposed Lot 2 to depict the extent of the lay-down yard, and the proposed location of any entrance to the site (five copies of revised site plan); and**
- 4) Provision of justification regarding why the sites should be rezoned**
(addressing at least one of the following items: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.).

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