

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

J.A. Lankford & Co.  
Attn: Jean Lankford  
P.O. Drawer 2613  
Mobile, AL 36652

**Re: Case #ZON2005-01762**  
**J. A. Lankford & Co. (Jean Lankford, Agent)**  
(Southwest corner of Old Shell Road and Kenneth Street)

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

At its meeting on September 15, 2005, the Planning Commission considered for Planned Unit Development to allow shared parking and access between multiple sites.

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

- 1) provision of a radius at the corner of Old Shell Road and Kenneth Street, to be coordinated with Traffic Engineering;**
- 2) submission of a revised Site Plan, approved by Traffic Engineering, that addresses the parking issues along Old Shell Road;**
- 3) the Lots are limited to their existing curb-cuts;**
- 4) rezoning of the site to B-2 in order to remove the split-zoning condition, and;**
- 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**  
Victor McSwain, Secretary

By: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

**CORRECTION LETTER**

September 19, 2005

J. A. Lankford & Co.  
Attn: Jean Lankford  
P.O. Drawer 2613  
Mobile, AL 36652

**Re: Case #SUB2005-00198**  
**Old Shell & Kenneth Corner Subdivision**  
(Southwest corner of Old Shell Road and Kenneth Street)  
3 Lots / 0.41± Acres

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

At its meeting on September 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of a radius at the corner of Old Shell Road and Kenneth Street, to be coordinated with Traffic Engineering;**
- 2) **depiction of the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;**
- 3) **placement of note on the Final Plat stating that the Lots are limited to their existing curb-cuts, and that redevelopment of the Lots will require compliance with Traffic Engineering requirements regarding curb-cuts;**
- 4) **rezoning of the site to B-2 in order to remove the split-zoning condition, and;**
- 5) **full compliance with all 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.

**Old Shell & Kenneth Corner Subdivision**

**September 16, 2005**

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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 [olsen@cityofmobile.org](mailto:olsen@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

cc: Rester & Coleman Engineers, Inc.