

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 17, 2006

Mary Abbie Berg Senior Citizens Center
1717 Dauphin Street
Mobile, AL 36604

Re: Case #ZON2006-00456 (Planning Approval)

Mary Abbie Berg Senior Citizens Center

1717 Dauphin Street

(South side of Dauphin Street, 150'± East of Hannon Avenue, extending to the
North Side of McGill Avenue, 235'± East of Hannon Avenue)

Planning Approval to allow expansion of a Senior Citizens Center (Community
Center) and associated parking facilities in an R-1, Single-Family Residential
District.

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

At its meeting on March 16, 2006, the Planning Commission considered for Planning
Approval the site plan to allow expansion of a Senior Citizens Center (Community
Center) and associated parking facilities in an R-1, Single-Family Residential District.

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

- 1) Minimum required widths for driveways with two-way traffic are twenty-four feet. All one-way traffic circulation and turn lanes should be signed and marked according to MUTCD standards as stated/suggested by Traffic Engineering;**
- 2) provision of a new 6' (minimum) privacy fence where the site is adjacent to residentially zoned or developed properties;**
- 3) preservation status shall be given to the 48" Live Oak Tree located on the South East side of the lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and**
- 4) lighting of parking areas to be shielded from adjacent residential properties; and**
- 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.**

Mary Abbie Berg Senior Citizens Center
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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. Victora Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 17, 2006

Senior Citizens Services
1717 Dauphin Street
Mobile, AL 36604

Re: Case #SUB2006-00027 (Subdivision)
Senior Citizens Center Subdivision
1717 Dauphin Street
(South side of Dauphin Street, 150'± East of Hannon Avenue, extending to the
North Side of McGill Avenue, 235'± East of Hannon Avenue)
1 Lot / 5.1± Acres

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

At its meeting on March 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of the required 25-foot building setback line on the final plat;
and**
- 2) provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations.**

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 marti.watson@cityofmobile.org.

Senior Citizens Center Subdivision
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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: Rester and Coleman Engineers, Inc.