

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 11, 2013

Archdiocese of Mobile  
400 Government Street  
Mobile, Alabama 36602

**Re: Case #ZON2013-00095**

**Archdiocese of Mobile**

South side of Old Shell Road, 110'± West of Center Drive

Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood  
Business District, to allow a retail store.

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

At its meeting on March 7, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, to allow a retail store.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following condition:

- 1) compliance with Traffic Engineering comments (1. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and 2. A median cut will not be permitted at this site, therefore the driveway will be right-in, right out only. Because of the raised median, additional construction of a channelizing island in the driveway will not be necessary);**
- 2) compliance with Urban Forestry (1. Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64); 2. Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger; and 3. Exact curb cut locations and location of the proposed street, internal circulation drive and building locations should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.);**

- 3) **compliance with Fire Department** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*); and
- 4) **full compliance with all municipal codes and ordinances**

The advertising fee for this application is **\$185.20**. 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

cc: Clark, Geer, Latham, & Associates  
Nonie Bumbers, Trustee