

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Harkness Properties, Inc.
P.O. Box 180264
Mobile, AL 36618

Re: Case #SUB2011-00104 (Subdivision)
Blue Bird Subdivision
104 & 106 Bay Shore Avenue and 2724 Old Shell Road
(Northeast corner of Old Shell Road and Bay Shore Avenue)
Number of Lots / Acres: 1 Lot / 1.0 Acre±
Engineer / Surveyor: Frank Dagley & Associates, Inc.
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **removal of any portion of the existing structure that extends into the right-of-way of Bay Shore Avenue, or the obtaining of approval from the City for the location of the structure in the right-of-way, or the vacation of a portion of the right-of-way;**
- 2) **removal and landscaping of all other curb-cuts along Old Shell Road, and provision of a City standard sidewalk, subject to condition one for Bay Shore Avenue;**
- 3) **placement of a note on the final plat stating that the lot is limited to one curb-cut onto Bay Shore Avenue, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 4) **compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Existing asphalt pavement between building and Old Shell Road should be removed and replaced with grass/landscaping and 4’ sidewalk. The curb-cut on Bay Shore Avenue should be removed in conjunction with removal of existing driveway;”***
- 5) **compliance with Engineering comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-***

Blue Bird Subdivision

September 16, 2011

Page 2

- way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"*
- 6) depiction of the 25-foot minimum building setback line; and,**
 - 7) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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: Frank A. Dagley and Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Harkness Properties, Inc.
P.O. Box 180264
Mobile, AL 36618

Re: Case #ZON2011-02070 (Rezoning)

Harkness Properties, Inc.

104 & 106 Bay Shore Avenue and 2724 Old Shell Road

(Northeast corner of Old Shell Road and Bay Shore Avenue)

Rezoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed Subdivision and allow a medical rehabilitation facility.
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed Subdivision and allow a medical rehabilitation facility.

After discussion, it was decided to recommend this change in zoning, with a modification to ***LB-2, Limited Neighborhood Business District***, to the City Council subject to the following condition:

- 1) new construction to comply with buffering, lighting, tree, and landscaping requirements of the Zoning Ordinance; and,**
- 2) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$159.40**. 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.

Harkness Properties, Inc.

September 16, 2011

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: Frank A. Dagley and Associates, Inc.