



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

William S. Denton & Bonnie Campbell
1706 Withers Avenue
Mobile, AL 36618

Re: Case #SUB2013-00038 (Subdivision)
Bay Breeze Subdivision
7020 Old Shell Road
(Northwest corner of Old Shell Road and Oklahoma Drive).
1 / Lot / 1.7± Acre

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) that two lots are created from the preliminary plat (Lot 1 would be created from Lots 1 and 2, Tulsa Park Estates and Lot 2 from Lot 3, Tulsa Park Estates);
- 2) placement of a note on the Final Plat stating that Lot 1 is limited to the one curb cut to Old Shell Road, with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat that Lot 1 is denied direct access to Oklahoma Drive and Lot 2 be allowed one curb cut to Oklahoma Drive, with the size, design and exact location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the 25-foot minimum building setback line and lot area sizes, in square feet, on the Final Plat;
- 5) Compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 3. Dedicate a radius (minimum 25'*

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

radius) at the corner of Oklahoma Drive and Old Shell Road. Final location to be approved by the City Engineer and Traffic Engineer. 4. Add a note to the Plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).); and

- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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 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.

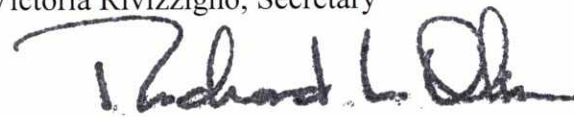
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Gulf States Engineering

Ralph George Etheridge, Alice Marie Etheridge Bullington, April Michelle Etheridge Higdon



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

William S. Denton & Bonnie Campbell
1706 Withers Avenue
Mobile, AL 36618

Re: Case #ZON2013-01075 (Rezoning)
William S. Denton & Bonnie Campbell
7020 Old Shell Road
(Northwest corner of Old Shell Road and Oklahoma Drive).
Rezoning from R-1, Single-Family Residential District, to T-B, Transitional
Business District, to allow the construction of a dance studio

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

At its meeting on June 6, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to T-B, Transitional Business District, to allow the construction of a dance studio.

After discussion, the Rezoning request to T-B, Transitional Business is denied; **however, it was decided to recommend the change in zoning for Lot 1 to LB-2, Limited Business, to the City Council subject to the following conditions:**

- 1) that Lot 1 is referred to (Lots 1 and 2, Tulsa Park Estates);
- 2) completion of the subdivision process; and
- 3) full compliance with all other codes and ordinances.

The advertising fee for this application is **\$180.40**. 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.

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

William S. Denton & Bonnie Campbell Rezoning

June 11, 2013

Page 2

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen". The signature is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Gulf States Engineering
Ralph George Etheridge
Alice Marie Etheridge Bullington
April Michelle Etheridge Higdon