

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Stratford, LLC
P.O. Box 8348
Mobile, AL 36689

Re: Case #SUB2011-00100 (Subdivision)
Grelot Office Park Subdivision
6740 Grelot Road
(North side of Grelot Road, 475'± East of Somerby Drive)
Number of Lots / Acres: 3 Lots / 5.6 Acres±
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

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) depiction of the 25-foot minimum building setback line from all public right-of-ways for Lots 1 and 2, as required by Section V.D.9. of the Subdivision Regulations;
- 2) depiction of the 30-foot minimum building setback line from all public right-of-ways for Lot 3, as required by Section V.D.9. of the Subdivision Regulations;
- 3) placement of a note on the Final Plat limiting the lot to one shared curb cut to Grelot Road, with the size, design, and location of the curb-cut to be approved by City of Mobile Engineering and conform to AASHTO standards;
- 4) labeling of the lots area size, in square feet, or provision of a table on the Final Plat with the same information;
- 5) placement of a note on the Final Plat the maintenance of the common area is the responsibility of the property owners and not the City of Mobile;
- 6) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and
- 7) 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.

Grelot Office Park Subdivision

September 16, 2011

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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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Stratford, LLC
P.O. Box 8348
Mobile, AL 36689

Re: Case #ZON2011-02068 (Planned Unit Development)
Grelot Office Park Subdivision
6740 Grelot Road
(North side of Grelot Road, 475' ± East of Somerby Drive)
Planned Unit Development Approval to allow shared access between three building sites.
Council District 6

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between three building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **placement of a note on the site plan stating how many seats will be in the proposed church on Lot 3;**
- 2) **provision of adequate parking on Lot 2;**
- 3) **provision of all necessary ADA compliant parking;**
- 4) **revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 5) **provision of a dumpster for each building, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance, or the placement of a note on the site plan stating that garbage collection will be curb-side via a private pick-up service and no dumpster will be utilized;**
- 6) **labeling of the vertical clearance of the proposed canopy on Lot 3;**
- 7) **compliance with Fire Department comments;**
- 8) **provision of a 20' natural vegetative buffer and 6' high privacy fence on the inside of the buffer to the East; and**
- 9) **the provision of a 6-foot high wooden privacy fence along the North property line.**

Grelot Office Park Subdivision

September 16, 2011

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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Stratford, LLC
P.O. Box 8348
Mobile, AL 36689

Re: Case #ZON2011-02069 (Rezoning)
Stratford, LLC
6740 Grelot Road
(North side of Grelot Road, 475'± East of Somerby Drive)
Rezoning from LB-2, Limited Business District, and B-1, Buffer Business District, to B-1, Buffer Business District to eliminate split zoning in a proposed Subdivision.
Council District 6

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered your request for a change in zoning from LB-2, Limited Business District, and B-1, Buffer Business District, to B-1, Buffer Business District to eliminate split zoning in a proposed Subdivision.

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

- 1) the provision of a 20-foot natural vegetative buffer and 6-foot high wooden privacy fence on the inside of the buffer, to the East;**
- 2) the provision of a 6-foot high wooden privacy fence along the North property line;**
- 3) completion of the subdivision process; and,**
- 4) development limited to an approved Planned Unit Development (PUD).**

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.

Stratford, LLC
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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.