

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 9, 2013

William T. Partridge Jr.
6475 Spanish Fort Blvd.
Spanish Fort, AL 36527

Re: Case #SUB2013-00022 (Subdivision)
Cottage Hill – Azalea Subdivision
751 Azalea Road
(Southeast corner of Azalea Road and Cottage Hill Road).
1 Lot / 0.3± Acre

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

At its meeting on April 4, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the May 2nd meeting, with the following revisions due by April 15th:

- 1) Revision of the plat to reflect dedication of right-of-way along Cottage Hill Road and Azalea Road, to provide 50-feet from centerline;**
- 2) Revision of the plat to reflect dedication of a corner radius compliant with the requirements of Engineering, Traffic Engineering and Section V.D.6. of the Subdivision Regulations;**
- 3) Revision of the plat to add a note stating that access to Shelley Drive is denied, and that access to Azalea Road and Cottage Hill Road is limited to one curb-cut to each street, with the width limited to 24-feet, and to be right in, right out only, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards; and**
- 4) Revision of the site plan to depict the 25-foot minimum building setback line.**

Cottage Hill – Azalea 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: Byrd Surveying

Deborah L. Beverly of Bluebird Properties

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 9, 2013

William T. Partridge Jr.
6475 Spanish Fort Blvd.
Spanish Fort, AL 36527

Re: Case #ZON2013-00493 (Planning Approval)

Cottage Hill – Azalea Subdivision

751 Azalea Road

(Southeast corner of Azalea Road and Cottage Hill Road).

Planning Approval to allow a seafood store in a B-2, Neighborhood Business District.

Dear Applicant(s):

At its meeting on April 4, 2013, the Planning Commission considered for Planning Approval the site plan to allow a seafood store in a B-2, Neighborhood Business District.

After discussion, it was decided to holdover this application until the May 2nd meeting, with the following revisions due by April 15th:

- 1) **Revision of the site plan to reflect dedication of right-of-way along Cottage Hill Road and Azalea Road, to provide 50-feet from centerline;**
- 2) **Revision of the site plan to reflect dedication of a corner radius compliant with the requirements of Engineering, Traffic Engineering and Section V.D.6. of the Subdivision Regulations;**
- 3) **Revision of the site plan to reflect closure and landscaping of the curb-cut to Shelley Drive, and alteration to both the Azalea Road curb-cut (right in, right out only), and the Cottage Hill Road curb-cut (narrow to 24 feet, move as far East as possible, and limit to right in, right out);**
- 4) **Revision of the site plan to depict adjustments to parking layout and circulation because of dedication and curb-cut closures and width reductions;**
- 5) **Revision of the site plan regarding tree and landscape compliance, to reflect right-of-way dedication and other site modifications;**
- 6) **Revision of the site plan to reflect a 3-foot high vegetative buffer or fence where the parking abuts Shelley Drive;**

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- 7) Revision of the narrative to state how often the dumpsters will be emptied, and how deliveries will be made to the site (by front door or rear door); and**
- 8) Revision of the site plan to depict the 25-foot minimum building setback line.**

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: Byrd Surveying

Deborah L. Beverly of Bluebird Properties