

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

Lawler and Company  
8975 Dawes Lane North  
Mobile, AL 36619

**Re: Case #ZON2008-00223 (Planned Unit Development)**  
**MFP Commercial Park Subdivision**  
3218 Crichton Street, and 3374 and 3378 Moffett Road  
(Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way, extending to the West side of Crichton Street).  
Planned Unit Development Approval to allow three buildings on a single building site.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow three buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) the placement of the 25-foot minimum building setback lines along all road frontages;**
- 2) the placement of a note on the Final Plat stating the development is limited to three (3) curb-cuts, along Moffett Road, and the existing curb cut to Crichton Street with the design, size and location to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 3) the illustration of the calculations regarding the number of parking spaces required per Section 64-6.6, of the Zoning Ordinance;**
- 4) the illustration of the dumpster on the site plan, or a statement that no dumpster is proposed for this development;**
- 5) the construction of sidewalks along Moffett Road or the submission of a sidewalk waiver; and**
- 6) the submission of a revised PUD site plan depicting the conditions of approval, prior to the signing of the Final Plat.**

**MFP Commercial Park Subdivision**  
**February 22, 2008**  
**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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

Maisel Family Properties, LLC  
3378 Moffett Road  
Mobile, AL 36607

**Re: Case #SUB2007-00261 (Subdivision)**  
**MFP Commercial Park Subdivision**  
3218 Crichton Street, and 3374 and 3378 Moffett Road  
(Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way, extending to the West side of Crichton Street).  
1 Lot / 12.1 $\pm$  Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of the 25-foot minimum building setback lines along all road frontages;**
- 2) the placement of a note on the Final Plat stating the development is limited to three (3) curb-cuts, along Moffett Road, and the existing curb cut to Crichton Street with the design, size and location to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 3) that the size of lot be labeled on the Final Plat; and**
- 4) submission of the revised PUD site plan prior to the signing of the Final Plat.**

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 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](mailto:travisz@cityofmobile.org).

**MFP Commercial Park Subdivision**  
**February 22, 2008**  
**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: Lawler and Company