

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Ashbury Manor, Inc.
Attn: Randall K. Brown, Pres.
209 N. Joachim Street
Mobile, Alabama 36603

Re: Case #ZON2009-01460 (Planning Approval)

Ashbury Manor, Inc.

6562 Old Shell Road

(North side of Old Shell Road, 140'± West of Dickens Ferry Road).

Planning Approval to amend a previous Planning Approval to allow the addition of an emergency evacuation holding area and a walking area for residents to an assisted living/hospice facility in an R-3, Multiple-Family Residential District.

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

At its meeting on July 2, 2009, the Planning Commission considered for Planning Approval the site plan to amend a previous Planning Approval to allow the addition of an emergency evacuation holding area and a walking area for residents to an assisted living/hospice facility in an R-3, Multiple-Family Residential District.

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

- 1) compliance to the greatest extent possible with the landscaping and tree planting ordinance, to be coordinated with the Urban Forestry and Planning Sections of the Urban Development Department, (2 frontage trees to be planted at the time of completion of the Old Shell Widening Project);**
- 2) compliance with Traffic Engineering Comments: *Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering is unable to adequately review the application as no details are given for the driveway radius and parking areas and circulation are not shown on the drawing;***
- 3) submittal of a revised site plan showing any changes required by Traffic Engineering or Urban Forestry; and**
- 4) full compliance with all municipal codes and ordinances.**

Ashbury Manor, Inc.

July 6, 2009

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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: Baskerville-Donovan Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Ashbury Manor, Inc.
Attn: Randall K. Brown, Pres.
209 N. Joachim Street
Mobile, Alabama 36603

Re: Case #ZON2009-01459 (Rezoning)
Ashbury Manor, Inc.
6562 Old Shell Road
(North side of Old Shell Road, 140'± West of Dickens Ferry Road).
Rezoning from R-1, Single-Family Residential District and R-3, Multiple-Family Residential, to R-3, Multiple-Family Residential District to eliminate split zoning.

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

At its meeting on July 2, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and R-3, Multiple-Family Residential, to R-3, Multiple-Family Residential District to eliminate split zoning.

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

1) full compliance with all applicable municipal codes and ordinances.

The advertising fee for this application is **\$184.45**. 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.

Ashbury Manor, Inc.

July 6, 2009

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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: Baskerville-Donovan Inc.