



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

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

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Southeast Acquisitions, LLC  
3525 Piedmont Road, Building 8, Suite 205  
Atlanta, GA 30305  
Attn: Kent Levenson, Manager

**Re: Case #SUB2012-00114 (Subdivision)**  
**Old Shell Road Elementary Subdivision**  
1706 Old Shell Road and 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street)  
**Number of Lots / Acres:** 3 Lots / 4.5± Acres  
**Engineer / Surveyor:** Joseph T. Regan, Jr.  
Council District 2

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission held over the above referenced subdivision until the February 7, 2013 meeting, at the applicant's request, so that the following can take place (revisions due by January 3rd):

- 1) revision of the plat to depict dedication along Gilbert Street for Lot A to provide 25-feet from centerline;
- 2) revision of the plat to depict dedication of a corner radius where Gilbert Street and Old Shell Road intersect;
- 3) revision of the plat to correctly identify flood zones;
- 4) revision of the plat to depict the 25-foot minimum building setback line on all lots, adjusted for any dedication; and
- 5) revision of the plat to label each lot with its size in square feet, or the placement of the information on a table, reflecting any required dedication.

**Old Shell Road Elementary Subdivision**

**December 7, 2012**


**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: Mobile County Board of School Commissioners  
Beverly A. Hadley  
Donna D. Smith  
Joseph T. Regan, Jr.



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

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

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Southeast Acquisitions, LLC  
3525 Piedmont Road, Building 8, Suite 205  
Atlanta, GA 30305  
Attn: Kent Levenson, Manager

**Re: Case #ZON2012-02649 (Planned Unit Development)**  
**Old Shell Road Elementary Subdivision**  
1706 Old Shell Road Street and 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street)  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 2

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, the Planning Commission held over this application, at the applicant's request, until the February 7, 2013 meeting so that the following can take place (revisions due by January 3rd):

- 1) provision of additional justification to exceed the allowed by right number of dwelling units on the site, or reduction in the number of proposed units to comply with the Zoning Ordinance;
- 2) provision of additional justification to reduce the required parking ratio to allow a reduced number of parking spaces per dwelling unit, or provision of additional parking spaces to comply with the number per dwelling unit required by the Zoning Ordinance;
- 3) revision of the site plan to provide 1. Total landscape area, 2. Frontage landscape area, 3. Frontage, perimeter and parking area tree calculations, and 4. Common area open space per dwelling unit calculations;
- 4) revision of the site plan to eliminate access for the school site to Gilbert Street;
- 5) revision of the site plan to depict any exterior dumpster storage locations;

**Old Shell Road Elementary Subdivision**

**December 7, 2012**

**Page 2**

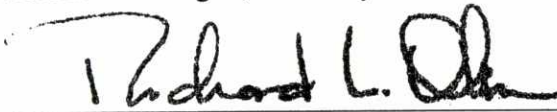
- 6) revision of the site plan to include a maximum building height for any new construction; and
- 7) revision of the site plan to reflect dedication along Gilbert Street, and dedication of a corner radius at the Gilbert Street and Old Shell Road intersection.

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: Mobile County Board of School Commissioners  
Beverly A. Hadley  
Donna D. Smith  
Joseph T. Regan, Jr.





SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

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

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Southeast Acquisitions, LLC  
3525 Piedmont Road, Building 8, Suite 205  
Atlanta, GA 30305  
Attn: Kent Levenson, Manager

**Re: Case #ZON2012-02648 (Rezoning)**

**Southeast Real Estate Acquisitions, LLC**

1706 Old Shell Road Street and a portion of lots 107 & 109 Gilbert Street  
(Northwest corner of Old Shell Road and Gilbert Street)

Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a multi-family apartment complex.  
Council District 2

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family, Residential District to allow a multi-family apartment complex.

After discussion, the Planning Commission held over this application, at the applicant's request, until the February 7, 2013 meeting so that the following can take place (revisions due by January 3rd):

- 1) revision of the Zoning site plan to reflect PUD and Subdivision changes.**

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

**Southeast Real Estate Acquisitions, LLC**

**December 7, 2012**

**Page 2**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:

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

Richard Olsen

Deputy Director of Planning

cc: Mobile County Board of School Commissioners  
Beverly A. Hadley  
Donna D. Smith  
Joseph T. Regan, Jr.