

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

JDE Investments LLC
P.O. Box 81226
Mobile, AL 36689

Re: Case #SUB2007-00105 (Subdivision)
Southeast Corner Commercial Park Subdivision, Resubdivision of Lots 1 & 2
South side of Zeigler Boulevard, 660' ± East of Cody Road North.
2 Lots / 19.5± Acres

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

At its meeting on June 7, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the development is limited to two curb-cuts for each lot onto Zeigler Boulevard, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards; and**
- 2) full compliance with all other municipal codes and ordinances.**

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.

Southeast Corner Commercial Park Subdivision, Resubdivision of Lots 1 & 2
June 8, 2007
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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 Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

JDE Investments LLC
P.O. Box 81226
Mobile, AL 36689

Re: Case #ZON2007-01390 (Rezoning)

JDE Investments, LLC

South side of Zeigler Boulevard, 660' ± East of Cody Road North.

Rezoning from R-3, Multiple-Family Residential, and B-3, Community Business District, to B-3, Community Business District, to allow a landscaping business office and warehouse.

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

At its meeting on June 7, 2007, the Planning Commission considered your request for a change in zoning from R-3, Multiple-Family Residential, and B-3, Community Business District, to B-3, Community Business District, to allow a landscaping business office and warehouse.

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

- 1) completion of the Subdivision process;**
- 2) the development is limited to two curb-cuts for each lot onto Zeigler Boulevard, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 3) the provision of a 10-foot buffer strip be augmented with a 6-foot high privacy fence along the East property line, if the property is ever residentially developed, and the provision of a 15-foot wide vegetative buffer, to remain in its natural state, along the South property line;**
- 4) full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance; and**
- 5) full compliance with all other municipal codes and ordinances.**

JDE Investments, LLC
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The advertising fee for this application is \$170.35. 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.

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