

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2005

White-Spinner  
Attn: Nancy Stone  
3280 Dauphin Street, Suite C-129  
Mobile, AL 36606

**Re: Case #ZON2005-01923 (Rezoning)**  
**White-Spinner & Associates (Nancy Stone, Agent)**  
South side of Kreitner Street at its West terminus.

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

At its meeting on December 1, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-3, Community Business, to eliminate split zoning in a proposed commercial subdivision.

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

- 1) ensuring that the legal description reflects rezoning of the entire site, and not just the R-1 portion;**
- 2) full compliance with the frontage tree requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 3) submission and approval of an Administrative Planned Unit Development application for shared parking and access;**
- 4) that the site be limited to a single curb cut for each lot, with no continuous curb cuts;**
- 5) replacement of paving with curbs, gutters, and landscaping where parking or curb cuts are removed; and**
- 6) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$204.85. 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.

**White-Spunner & Associates**  
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**December 2, 2005**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzgno, Secretary

By: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2005

White-Spunner & Associates  
Attn: Nancy Stone  
3280 Dauphin Street, Suite C-129  
Mobile, AL 36606

**Re: Case #SUB2005-00209 (Subdivision)**  
**Shannon Heights Subdivision, First Addition, Resubdivision of a Portion of Lots 18, 19, 20, and 21**

2648, 2650, and 2652 Government Boulevard  
(Northwest corner of Government Boulevard and Merwina Avenue, extending to the South side of Kreitner Street at its West terminus).  
4 Lots / 1.6± Acres

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

At its meeting on December 1, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 25-foot building setbacks on the final plat;**
- 2) the illustration of 50-foot building setbacks, measured from the centerline of the planned major street (Crosstown Loop 4 New Connection);**
- 3) the completion of the rezoning process;**
- 4) the removal of excess and continuous curb cuts; and**
- 5) the placement of a note on the final plat stating that each lot is limited to a single curb cut, with no continuous curb cuts.**

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 [marti.watson@cityofmobile.org](mailto:marti.watson@cityofmobile.org).

**Shannon Heights Subdivision**  
**December 2, 2005**  
**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: Rester and Coleman Engineers, Inc.