

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Ashland Station, L.L.C.
Post Office Box 9669
Mobile, AL 36691

Re: Case #SUB2008-00165 (Subdivision)
Ashland Station Subdivision
Northeast corner of Old Shell Road and North Florida Street.
4 Lots / 1.6± Acres

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

At its meeting on August 7, 2008, 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 subdivision is limited to the existing curb cuts to Old Shell Road and North Florida Street;**
- 2) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 3) **illustration of the 25' minimum building setback line along all street frontages;**
- 4) **placement of a note on the final plat stating that development of the site should be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).***

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.

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Clarke, Geer, Latham & Associates Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Ashland Station, L.L.C.
Post Office Box 9669
Mobile, AL 36691

Re: Case #ZON2008-01869 (Planned Unit Development)
Ashland Station Subdivision
Northeast corner of Old Shell Road and North Florida Street.
Planned Unit Development Approval to allow shared access and parking between four building sites.

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

At its meeting on August 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between four building sites.

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

- 1) compliance with the landscaping and tree planting requirements of the Zoning Ordinance to the greatest extent practicable, to be coordinated with the Planning Section of the Urban Development Department.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning