

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2008-00231 (Rezoning)
James C. & Eleanor T. Robbins (Cowles, Murphy, Glover & Associates,
Agents)

3709 Demetropolis Road

(Northeast corner of Demetropolis Road and Halls Mill Road).

Rezoning from R-1, Single-Family Residential District, to B-5, Office-Distribution District, to allow a 60,000 square foot office/warehouse for mechanical and HVAC equipment distribution.

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

At its meeting on February 21, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-5, Office-Distribution District, to allow a 60,000 square foot office/warehouse for mechanical and HVAC equipment distribution.

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

- 1) provision of a 6' high wooden privacy fence or vegetative buffer, in compliance with Section 64-4.D. of the Zoning Ordinance, along the North and East property lines;**
- 2) dedication of right-of-way to provide 35' from the centerline of Halls Mill Road;**
- 3) dedication of a 25' radius curve at the intersection of Halls Mill Road and Demetropolis Road, to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) the site is limited to two curb cuts to Halls Mill Road and two curb cuts to Demetropolis Road, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) completion of the Subdivision process; and**
- 6) full compliance with all municipal codes and ordinances.**

James C. & Eleanor T. Robbins (Cowles, Murphy, Glover & Associates, Agents)
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The advertising fee for this application is \$207.25. 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

James C. & Eleanor Taylor Robbins
3709 Demetropolis Road
Mobile, AL 36609

Re: Case #SUB2008-00024 (Subdivision)
3709 Demetropolis Road Subdivision
3709 Demetropolis Road
(Northeast corner of Demetropolis Road and Halls Mill Road).
1 Lot / 6.0± Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 35' from the centerline of Halls Mill Road;**
- 2) **illustration of the 25' minimum building setback line along both street frontages with the Halls Mill Road setback to be measured from any dedicated right-of-way;**
- 3) **dedication of a 25' radius curve at the intersection of Halls Mill Road and Demetropolis Road, to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the final plat stating that the site is limited to two curb cuts to Halls Mill Road and two curb cuts to Demetropolis Road, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **labeling of the lot with its size in acreage, or the furnishing of a table providing the same information;**
- 6) **placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**
- 7) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

- 8) compliance with the Engineering Comments (*Show the Min FFE on the Plans and the Plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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*); and
- 9) 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.

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: Lawler and Company