

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

James S. McAleer
3305 Springhill Avenue
Mobile, AL 36607

**Re: Case #ZON2007-02388 (Planned Unit Development)
J & D Subdivision**

3305 Spring Hill Avenue

(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).

Planned Unit Development Approval to allow increased site coverage in a one-lot commercial subdivision.

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

At its meeting on October 18, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the November 15th meeting, with revisions due to Urban Development by October 24th for the following reasons:

- 1) submittal of an application for Planning Approval due to the warehouse portion of the operation exceeding 40,000 square feet;**
- 2) consultation with Engineering Department, and revision of the site plan to depict required storm water detention facilities;**
- 3) revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) revision of the site plan to depict existing on-site circulation and parking;**
- 5) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 6) revision of the site plan and plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Old Carline Street, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 7) revision of the site plan and plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations;**

- 8) revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof (with reduction of excessive width curb-cuts where possible), as well as proposed curb-cuts;**
- 9) revision of the site plan to provide frontage trees and landscaping along Spring Hill Avenue, where possible; and 10) revision of the site plan and plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Old Carline Street, in compliance with Section V.D.9. of the Subdivision Regulations.**

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**

October 19, 2007

James S. McAleer
3305 Springhill Avenue
Mobile, AL 36607

Re: Case #ZON2007-02387 (Rezoning)
James S. McAleer
3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).
Rezoning from B-1, Buffer Business, and B-3, Community Business, to B-3 Community Business, to eliminate split zoning in a proposed commercial subdivision.

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

At its meeting on October 18, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a two-building, 14-unit residential condominium complex.

After discussion, it was decided to holdover this change in zoning until the November 15th meeting, with revisions due to Urban Development by October 24th for the following reasons:

- 1) **submittal of an application for Planning Approval due to the warehouse portion of the operation exceeding 40,000 square feet;**
- 2) **consultation with Engineering Department, and revision of the site plan to depict required storm water detention facilities;**
- 3) **revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 4) **revision of the site plan to depict existing on-site circulation and parking;**
- 5) **placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 6) **revision of the site plan and plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Old Carline Street, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 7) **revision of the site plan and plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations;**

James S. McAleer
October 19, 2007
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- 8) revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof (with reduction of excessive width curb-cuts where possible), as well as proposed curb-cuts;
- 9) revision of the site plan to provide frontage trees and landscaping along Spring Hill Avenue, where possible; and
- 10) revision of the site plan and plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Old Carline Street, in compliance with Section V.D.9. of the Subdivision Regulations.

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**

October 19, 2007

James S. McAleer
3305 Springhill Avenue
Mobile, AL 36607

Re: Case #SUB2007-00257 (Subdivision)
J & D Subdivision
3305 Spring Hill Avenue
(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street).
1 Lot / 1.6 \pm Acres

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

At its meeting on October 18, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the November 15th meeting, with revisions due to Urban Development by October 24th for the following reasons:

- 1) **revision of the site plan and plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Old Carline Street, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 2) **revision of the site plan and plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations; and**
- 3) **revision of the site plan and plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Old Carline Street, in compliance with Section V.D.9. of the Subdivision Regulations.**

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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: Frank A. Dagley & Associates, Inc.