

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 4, 2005

Alabama Realty Co., Inc.  
P.O. Box 421  
Mobile, AL 36601

**Re: Case #ZON2005-02014 (Rezoning)**

**Alabama Realty Co., Inc.**

Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2<sup>nd</sup> Addition to Navco Road Subdivision.

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

At its meeting on November 3, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for a 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) **Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Due to existing trees on right of way along Halls Mill Road, all new curb cuts for lots 1, 2, and 3 shall be coordinated with Urban Forestry;**
- 2) **the provision of a 25-foot wide buffer, exclusive of any easement(s), where the site adjoins residentially developed property;**
- 3) **the provision of a 3-foot high wall or vegetative hedge along McVay Drive to screen all parking from the residences across McVay Drive;**
- 4) **denial of access to McLaughlin Drive West;**
- 5) **dedication of adequate right-of-way to provide 35-feet from the centerline of Halls Mill Road;**
- 6) **limitation of curb-cuts as follows: Lots 1-3 are limited to two shared curb-cuts onto Halls Mill Road; Lots 4-5 are limited to one shared curb cut; Lot 6 is limited to two curbs-cuts; Lots 7-9 are limited to two shared**

**Alabama Realty Co., Inc.**  
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**curb-cuts; Lots 10-12 are limited to two shared curb-cuts; and Lot 13 is limited to two curb-cuts. The size, design and location of all curb-cuts to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards;**

- 7) the submission and approval of an Administrative PUD(s) for all curb cuts and internal circulation between lots; and**
- 8) full compliance with all municipal codes and ordinances**

The advertising fee for this application is \$259.75. 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**  
Victor McSwain, Secretary

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 4, 2005

Alabama Realty Co., Inc.  
P.O. Box 421  
Mobile, AL 36601

**Re: Case #SUB2005-00227 (Subdivision)**

**Alabama West Subdivision**

Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2<sup>nd</sup> Addition to Navco Road Subdivision.

13 Lots / 26.2± Acres

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

At its meeting on November 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of adequate right-of-way to provide 35-feet from the centerline of Halls Mill Road;**
- 2) **revision of the plat to depict the property line radius requirements at the intersection of Halls Mill Road and McVay Drive, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 3) **placement of a note on the final plat stating that access to McLaughlin Drive West is denied;**
- 4) **provision of 25-foot minimum building setback lines (reflecting any dedication along Halls Mill Road);**
- 5) **placement of a note on the final plat stating that Lots 1-3 are limited to two shared curb-cuts onto Halls Mill Road; Lots 4-5 are limited to one shared curb-cut; Lot 6 is limited to two curbs-cuts; Lots 7-9 are limited to two shared curb-cuts; Lots 10-12 are limited to two shared curb-cuts; and Lot 13 is limited to two curb-cuts. The size, design and location of all curb-cuts to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards;**

- 6) depiction of an access easement or dedicated access to the detention pond;
- 7) placement of a note on the final plat stating that maintenance of the detention pond common areas, and any other common areas, are the responsibility;
- 8) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits.

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).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Victor McSwain, Secretary

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

cc: Byrd Surveying, Inc.