

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

Ashland Park, LLC  
Attn: Pete Vallas  
108 Lanier Avenue  
Mobile, AL 36607

Re: **Case #ZON2005-01760**  
**Ashland Park, LLC (Pete Vallas, Agent)**  
2175, 2177, and 2179 Old Shell Road  
(South side of Old Shell Road, 160'± East of Wisteria Avenue)

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

At its meeting on September 15, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to allow single-family dwellings with reduced lot sizes and increased site coverage.

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

- 1) provision of a sidewalk along Old Shell Road;**
- 2) compliance with the tree and landscaping requirements of the Zoning Ordinance, in coordination with Urban Forestry;**
- 3) widening of alley access roads to twelve feet along City right-of-way and include a minimum of a fifteen foot turning radius onto Old Shell Road;**
- 4) coordination with Traffic Engineering regarding the design and location of the proposed wall along Old Shell Road;**
- 5) development is limited to the accompanying “as approved” PUD and Subdivision, and;**
- 6) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$273.92. 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.

**Ashland Park, LLC (Pete Vallas)**  
**September 16, 2005**  
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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**  
Victor McSwain, Secretary

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

Ashland Park, LLC  
Attn: Pete Vallas  
108 Lanier Avenue  
Mobile, AL 36607

**Re: Case #ZON2005-01759**  
**Ashland Park (Pete Vallas, Agent)**  
2175, 2177, and 2179 Old Shell Road  
(South side of Old Shell Road, 160'± East of Wisteria Avenue)

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

At its meeting on September 15, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow single-family dwellings with reduced lot sizes, increased site coverage, reduced setbacks, alleys, and a private, gated drive.

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

- 1) provision of a sidewalk along Old Shell Road;**
- 2) compliance with the tree and landscaping requirements of the Zoning Ordinance, in coordination with Urban Forestry;**
- 3) widening of alley access roads to twelve feet along City right-of-way and include a minimum of a fifteen foot turning radius onto Old Shell Road;**
- 4) coordination with Traffic Engineering regarding the design and location of the proposed wall along Old Shell Road;**
- 5) completion of the Rezoning and Subdivision process, and;**
- 6) full compliance with all other municipal codes and ordinances.**

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**

September 16, 2005

Ashland Park, LLC  
108 Lanier Avenue  
Mobile, AL 36607

**Re: Case # SUB2005-00197**  
**Ashland Park, Resubdivision Of**  
2175, 2177, and 2179 Old Shell Road  
(South side of Old Shell Road, 160'± East of Wisteria Avenue)  
6 Lots / 1.21± Acres

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

At its meeting on September 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lots 1 and 6 are denied direct access to Old Shell Road;
- 2) widen access roads to twelve feet along city right-of-way and include a minimum of a fifteen foot turning radius onto Old Shell Road;
- 3) Compliance with Section VIII., regarding the provision of a private street;
- 4) designation on the plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 5) placement of a note on the plat stating that the street is privately maintained and not dedicated to the public;
- 6) placement of a note on the plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;

- 7) placement of a note on the plat stating that the gate must remain operational and in use as a condition of the continuation of private street status, and;
- 8) 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 [olsen@cityofmobile.org](mailto:olsen@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: Rester and Coleman Engineers, Inc.