

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

Azalea Business Park, LLC  
Attn: Mark Davis  
207 Tanner Williams Court, Suite E  
Mobile, AL 36608

**Re: Case #SUB2005-00176**  
**Azalea Business Park Subdivision**  
South side of Moffett Road, 120'± East of Blackwell Nursery Road South  
24 Lots / 11.5± Acres

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

At its meeting on September 15, 2005, the Planning Commission waived Section V.B.6 and 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 24 are denied direct access to Moffett Road;**
- 2) **the construction and dedication of the new street to County Engineering standards, including a temporary turnaround;**
- 3) **labeling of the common area, and the placement of a note on the final plat stating that maintenance of the common area will be property owners' responsibility; and**
- 4) **the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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.

**Azalea Business Park Subdivision**  
**September 16, 2005**  
**Page 2**

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: Speaks & Associates Consulting Engineers, Inc.