

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 6, 2006

Beard Equipment Company
2480 E. I-65 Service Road North
Mobile, AL 36617

Re: Case #ZON2005-02304 (Planned Unit Development)
Beard Equipment Company
2480 and 2490 East I-65 Service Road North
(Southeast corner of East I-65 Service Road North and Industrial Street West).
Planned Unit Development Approval to allow shared access between building sites and multiple buildings on multiple building sites.

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

At its meeting on January 5, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between building sites and multiple buildings on multiple building sites.

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

- 1) that the site be limited to existing curb cuts, except between Industrial Street West and Lot 1, where the proposed curb cut may replace the existing one;
- 2) the removal of the existing curb cut between Industrial Street West and Lot 1, and installation of curb, gutter, and landscaping materials in compliance with Section IV.E.3 of the Zoning Ordinance;
- 3) that the site be brought into compliance with the Landscaping, Tree Planting, and Buffering Requirements of the Zoning Ordinance;
- 4) that there be no more than three dedicated warehouse employees, due to parking constraints; and
- 5) full compliance with all municipal codes and ordinances.

Beard Equipment Company
January 6, 2006
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 6, 2006

Beard Equipment Company
2480 E. I-65 Service Road North
Mobile, AL 36617

Re: Case #SUB2005-00254 (Subdivision)
North Beltline Commercial Park Subdivision, Resubdivision of Lots 1 & 3
2480 and 2490 East I-65 Service Road North
(Southeast corner of East I-65 Service Road North and Industrial Street West).
Tentative for 2 Lots / 12.2± Acres Subdivision.

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

At its meeting on January 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 25-foot building setback lines on the final plat; and**
- 2) the placement of a note on the final plat stating that Lot 1 is limited to a single curb cut to each street frontage, subject to Traffic Engineering approval, and that Lots 2 and 3 are limited to existing curb cuts.**

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.

North Beltline Commercial Park Subdivision
January 6, 2006
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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 6, 2006

Beard Equipment Company
2480 E. I-65 Service Road North
Mobile, AL 36617

Re: Case #ZON2005-02303 (Sidewalk Waiver)
Beard Equipment Company
2480 and 2490 East I-65 Service Road North
(Southeast corner of East I-65 Service Road North and Industrial Street West).
Request to waive construction of sidewalks along East I-65 Service Road North,
Industrial Street West, and Berkley Avenue.

Dear Applicant(s):

At its meeting on January 5, 2006, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion it was decided to grant the request for I-65 Service Road North and Industrial Street West frontages only, and deny the request for the Berkley Avenue frontage.

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