

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

E. L. Giles, Jr.
1656 Princess Helen Road West
Mobile, AL 36618

Re: Case #ZON2005-01998 (Rezoning)

E. L. Giles, Jr.

West side of Stanton Road, extending from the South side of King Street to the North side of Hart Street.

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

At its meeting on December 15, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business, to allow development of a retail strip center.

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

- 1) that the use of the site be limited by the "Voluntary Use Restrictions" agreement submitted by the applicant;
- 2) recording of the Voluntary Use Restrictions agreement in probate court;
- 3) dedication of right-of-way sufficient to provide 25 feet from the centerline of Hart Street;
- 4) that the site be limited to two curb cuts to Stanton Road;
- 5) Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Deny access to Hart Street and King Street. Sign and mark all one-way drives MUTCD standards. Minimum aisle widths for ninety-degree parking spaces are twenty-four feet. Adjustments in the parking layout should be made to accommodate this width. Eliminate the two parking stalls perpendicular to the other parking stalls and separate parking stall areas with curbing.); and
- 6) full compliance with all Municipal Codes and Ordinances, it should be noted that approval of the rezoning request does not constitute approval of the site plan as submitted.

E. L. Giles, Jr.
December 16, 2005
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The advertising fee for this application is \$180.25. 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

E. L. Giles, Jr.
1565 Princess Helen Road West
Mobile, AL 36618

Re: Case #SUB2005-00221 (Subdivision)
Giles Commercial Complex Subdivision
West side of Stanton Road, extending from the South side of King Street to the
North side of Hart Street.
1 Lot / 1.0± Acre

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

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

- 1) dedication of right-of-way sufficient to provide 25 feet from the centerline of Hart Street;**
- 2) the placement of a note on the final plat stating that the site is denied access to Hart and King Streets and limited to two curb cuts to Stanton Road; size, location and design to be approved by Traffic Engineering Department.**
- 3) the depiction of the 25-foot setback from Stanton Road and the 20-foot setbacks from King and Hart Streets; and**
- 4) the completion of the rezoning process.**

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.

Giles Commercial Complex Subdivision

December 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Regan Land Surveying, Inc.