

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

J. Roe Burton &
Old Shell Commercial
165 West I-65 Service Rd.
Mobile, AL 36608

Re: Case #SUB2006-00194 (Subdivision)
Burton Subdivision
3309 Old Shell Road
(South side of Old Shell Road, 30'± East of East I-65 Service Road North).
1 Lot / 2.0± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that no permanent structures may be built within utility or drainage easements;**
- 2) **placement of a note on the plat and the site plan stating that the Subdivision site is limited to a maximum of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the plat indicating the total size of the lot in square feet; and**
- 4) **full 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 travisz@cityofmobile.org.

Burton Subdivision
September 22, 2006
Page 2

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**

September 22, 2006

J. Roe Burton &
Old Shell Commercial
165 West I-65 Service Rd.
Mobile, AL 36608

Re: Case #ZON2006-01751 (Planned Unit Development)
J. Roe Burton & Old Shell Commercial
South side of Old Shell Road, 30'± East of East I-65 Service Road North,
extending to the West side of Sidney Phillips Drive.

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

At its meeting on September 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow two office buildings on a single building site with shared access between two building sites.

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

- 1) **compliance with Engineering Department comments (*Even though the property is partially developed, due to existing flooding issues in the area, stormwater detention for the entire site will be required to the maximum extent possible. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*)**
- 2) **placement of a note on the site plan stating that food and beverage uses, such as restaurants, are not allowed on the site unless additional parking is provided;**
- 3) **placement of a note on the site plan stating that parking area and site lighting shall comply with Section 64-4.A.2. of the Zoning Ordinance;**
- 4) **depiction of dumpster facilities, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**

- 5) revision of the landscaping data table / identified landscape area to correct discrepancies, if necessary;
- 6) placement of a note on the plat and the site plan stating that the Subdivision site is limited to a maximum of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the site plan stating that PUD approval is site plan specific, thus any changes to the site plan will require Planning Commission approval;
- 8) provision of a revised PUD site plan to Planning Section, Urban Development, prior to the signing of the final subdivision plat;
- 9) completion of the Subdivision process; and
- 10) 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning