

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 21, 2006

Ben Cummings  
1 Houston St.  
Mobile, AL 36606

**Re: Case #ZON2006-01375 (Planned Unit Development)**  
**Dr. Louis J. Naman (Ben Cummings, Agent)**  
4125, 4137, and 4151 Moffett Road  
(Southwest corner of Moffett Road and Wolf Ridge Road).

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

At its meeting on July 20, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between multiple building sites.

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

- 1) **compliance with Engineering comments** (*No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. 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. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);
- 2) **compliance with Urban Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 40" Live Oak Tree located on the West side of Lot 1, the 54" Live Oak Tree located on the North side of Lot 2, the 54" Live Oak Tree located on the West side of Lot 3, and the 60" Live Oak Tree located on the North side of Lot 3. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);

**Dr. Louis J. Naman**

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- 3) dedication sufficient to provide 50 feet from the centerline of Wolf Ridge Road, and of a turning radius at the Northeast corner of the site;
- 4) provision of a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residentially zoned property, including retention of the landscaped buffer, as shown on the subdivision plat;
- 5) that upon redevelopment, the site be limited to a maximum of four curb cuts to Moffett Road, and a single curb cut to Wolf Ridge Road, with size, location, and design subject to Traffic Engineering approval; and
- 6) full compliance with all municipal codes and ordinances, including landscaping, tree planting, parking, and buffering, as soon as practicable.

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: Dr. Louis J. & Marcia Naman

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 21, 2006

Ben Cummings  
1 Houston St.  
Mobile, AL 36606

**Re: Case #ZON2006-01373 (Sidewalk Waiver)**  
**Dr. Louis J. Naman (Ben Cummings, Agent)**  
4125, 4137, 4151, and 4203 Moffett Road  
(Southwest corner of Moffett Road and Wolf Ridge Road).

Dear Applicant(s):

At its meeting on July 20, 2006, the Planning Commission heldover this application until the August 17, 2006, meeting to allow the applicant to submit typical cross-sections for each lot requesting Sidewalk Waiver.

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**

July 21, 2006

Ben Cummings  
1 Houston St.  
Mobile, AL 36606

**Re: Case #ZON2006-01374 (Rezoning)**  
**Dr. Louis J. Naman (Ben Cummings, Agent)**  
4125, 4137, 4151, and 4203 Moffett Road  
(Southwest corner of Moffett Road and Wolf Ridge Road).

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

At its meeting on July 20, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-3, Community Business, for glass sales and other commercial uses.

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

- 1) **compliance with Engineering comments** (*No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. 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. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);
- 2) **compliance with Urban Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 40" Live Oak Tree located on the West side of Lot 1, the 54" Live Oak Tree located on the North side of Lot 2, the 54" Live Oak Tree located on the West side of Lot 3, and the 60" Live Oak Tree located on the North side of Lot 3. Any work on or under*

**Dr. Louis J. Naman**

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- these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 3) dedication sufficient to provide 50 feet from the centerline of Wolf Ridge Road, and of a turning radius at the Northeast corner of the site;**
  - 4) provision of a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residentially zoned property, including retention of the landscaped buffer, as shown on the subdivision plat;**
  - 5) that upon redevelopment, the site be limited to a maximum of four curb cuts to Moffett Road, and a single curb cut to Wolf Ridge Road, with size, location, and design subject to Traffic Engineering approval; and**
  - 6) full compliance with all municipal codes and ordinances, including landscaping, tree planting, parking, and buffering, as soon as practicable.**

The advertising fee for this application is \$209.05. 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

cc: Dr. Louis J. & Marcia Naman

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 21, 2006

Lawler & Co.  
8975 Dawes Ln.  
Mobile, AL 36619

**Re: Case #SUB2006-00142 (Subdivision)**  
**Louis J. Naman Subdivision, Resubdivision of Lots 2 & 3**  
4137 and 4151 Moffett Road  
(South side of Moffett Road, 260'± West of Wolf Ridge Road).  
2 Lots / 2.8± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Urban Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 40" Live Oak Tree located on the West side of Lot 1, the 54" Live Oak Tree located on the North side of Lot 2, the 54" Live Oak Tree located on the West side of Lot 3, and the 60" Live Oak Tree located on the North side of Lot 3. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 2) **compliance with Engineering comments** (*No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. 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. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);

- 3) the placement of a note on the final plat stating that a buffer is required, in compliance with Section V.A.7, where the site adjoins residentially zoned property, including retention of the landscaped buffer, as shown on the plat; and
- 4) the placement of a note on the final plat stating that upon redevelopment, the site is limited to a single curb cut to Moffett Road for each lot, with size, location, and design subject to Traffic Engineering approval.

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](mailto:travisz@cityofmobile.org).

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: Lawler and Company  
Louis J. Naman