

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2005

Nasser Parvinrouh  
3055 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2005-02206 (Rezoning)**  
**Nasser Parvinrouh**  
3000 and 3006 Old Shell Road  
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).

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

At its meeting on December 1, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, B-2, Neighborhood Business, and B-3, Community Business, to B-2, Neighborhood Business, for an aquatic fitness center and gymnasium, retail sales, and offices.

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

- 1) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Columbia Street;**
- 2) the retention of the mature trees lining the Columbia Street and railroad frontages, to the extent possible, to be coordinated with Urban Forestry;**
- 3) the provision and maintenance of a vegetative buffer where the site faces residentially zoned property;**
- 4) the denial of direct access to Columbia Street, and limitation of the site to one curb cut each to Sage Avenue and Old Shell Road;**
- 5) compliance with Traffic Engineering comments (*Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark the one-way drive to MUTCD standards*); and**
- 6) full compliance with all municipal codes and ordinances.**

**Nasser Parvinrouh**  
**December 2, 2005**  
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The advertising fee for this application is \$173.35. 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 2, 2005

Nasser Parvinrouh  
3055 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2005-02207 (Planned Unit Development)**  
**Nasser Old Shell & Sage Subdivision**  
3000 and 3006 Old Shell Road  
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on December 1, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Columbia Street;
- 2) the retention of the mature trees lining the Columbia Street and railroad frontages, to the extent possible, to be coordinated with Urban Forestry;
- 3) the provision and maintenance of a vegetative buffer where the site faces residentially zoned property;
- 4) the denial of direct access to Columbia Street, and limitation of the site to one curb cut each to Sage Avenue and Old Shell Road; and
- 5) compliance with Traffic Engineering comments (*Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark the one-way drive to MUTCD standards*); and
- 6) full compliance with all municipal codes and ordinances.

**Nasser Old Shell & Sage Subdivision**  
**December 2, 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 2, 2005

Nasser Parvinrouh  
3055 Old Shell Road  
Mobile, AL 36607

**Re: Case #SUB2005-00238 (Subdivision)**  
**Nasser Old Shell & Sage Subdivision**  
3000 and 3006 Old Shell Road  
(Area bounded by Old Shell Road, Sage Avenue, Columbia Street, and the Illinois Central Gulf Railroad right-of-way).

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

At its meeting on December 1, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the completion of the rezoning process prior to the issuance of any permits;**
- 2) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Columbia Street;**
- 3) the depiction of the 25-foot building setback, measured from property lines after dedication;**
- 4) the placement of a note on the final plat stating that the site is denied direct access to Columbia Street, and is limited to one curb cut each to Sage Avenue and Old Shell Road; and**
- 5) the placement of a note on the final plat stating that, where the site faces residentially developed property, a buffer must be provided, per 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.

**Nasser Old Shell & Sage Subdivision**  
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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](mailto:marti.watson@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: Frank A. Dagley & Associates, Inc.