

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

Richard A. Russell
513 West I-65 Service Road North
Mobile, AL 36608

Re: Case #ZON2005-01584 (Rezoning)
Richard A. Russell
4450 Halls Mill Road
(North side of Halls Mill Road, 2/10 mile± West of Riviere du Chien Road).

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

At its meeting on August 18, 2005 the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for an electrical contractor's office and light warehouse.

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

- 1) completion of the Subdivision process;**
- 2) that the site be developed in compliance with the accompanying Planned Unit Development;**
- 3) the provision of a buffer between the site and R-1 zoned property, in compliance with Section IV.D.1 of the Zoning Ordinance;**
- 4) full compliance with the landscaping and tree planting requirements of the Ordinance; and**
- 5) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$306.96. 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.

Richard A. Russell
August 19, 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
Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

Frank Russell
513 West I-65 Service Road North
Mobile, AL 36608

Re: Case #ZON2005-01594 (Planned Unit Development)
Russell, LLC Subdivision
4450 Halls Mill Road
(North side of Halls Mill Road, 2/10 mile± West of Riviere du Chien Road).

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

At its meeting on August 19, 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 provision of a buffer between the site and R-1 zoned property, in compliance with Section IV.D.1 of the Zoning Ordinance;**
- 2) removal of the 10-foot rock drive;**
- 3) full compliance with the landscaping and tree planting requirements of the Ordinance; and**
- 4) full compliance with all 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
Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

*Frank Russell
513 West I-65 Service Road North
Mobile, AL 36608*

Re: Case #SUB2005-00169 (Subdivision)
Russell, LLC Subdivision
*4450 Halls Mill Road
(North side of Halls Mill Road, 2/10 mile± West of Riviere du Chien Road).
1 Lot / 3.0± Acres*

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 35 feet from the centerline of Halls Mill Road; and*
- 2) the provision of a buffer between the site and R-1 zoned property, in compliance with 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.

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 olsen@cityofmobile.org.

Russell, LLC Subdivision
August 19, 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
Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.