



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

Lafayette Land Acquisitions II, LLC
740 Museum Drive
Mobile, AL 36608

Re: 2407 Old Shell Road
(South side of Old Shell Road, 130'± East of Kirby Street).
Council District 1
PUD-000908-2019 (Planned Unit Development)
Lafayette Land Acquisitions, II, LLC

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

At its meeting on June 6, 2019, the Planning Commission considered the above referenced Planned Unit Development to allow multiple buildings on a single building site along with shared access and parking.

After discussion, the Planning Commission heldover the request to the July 18th meeting to allow the applicant to address the following:

- 1) arrange a pre-development meeting to coordinate allowances and requirements for site plan compliance;**
- 2) revision of the site plan to allow sufficient fire truck access into the site;**
- 3) revision of the site plan to provide 14' to 16' wide drives for one-way traffic;**
- 4) revision of the site plan to provide handicap van accessibility;**
- 5) revision of the site plan to eliminate 90-degree parking along the one-way West access drive, and reconfigure to angled parking;**
- 6) revision of the site plan to provide landscaping calculations for the entire site and to provide compliant landscaping area on the site plan;**
- 7) revision of the site plan to provide tree planting calculations to account for required frontage, perimeter and parking trees, and to indicate tree species on the site plan;**
- 8) revision of the site plan to provide a compliant dumpster, or the placement of a note on the site plan stating what other type of refuse collection will be utilized; and**
- 9) revision of the site plan to indicate a compliant residential buffer along all adjacent residential properties.**

Lafayette Land Acquisitions, II, LLC (PUD)
June 7, 2019

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: BERT HOFFMAN
FAC/ Margaret Pappas
Deputy Director of Planning and Zoning

CC: Byrd Surveying
City of Mobile Real Estate Department



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

Lafayette Land Acquisitions II, LLC
740 Museum Drive
Mobile, AL 36608

Re: 2407 Old Shell Road
(South side of Old Shell Road, 130'± East of Kirby Street).
Council District 1
ZON-000907-2019 (Rezoning)
Lafayette Land Acquisitions, II, LLC

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

At its meeting on June 6, 2019, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

After discussion, the Planning Commission heldover the request to the July 18th meeting to allow the applicant to address the following:


- 1) demonstration of any of the four prevailing conditions which would justify the approval of the Rezoning: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable;**
- 2) consideration of LB-2, Limited Neighborhood Business District; and**
- 3) revision of the site plan to match that revised for the Planned Unit Development.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

CC: Byrd Surveying
City of Mobile Real Estate Department

P.O. BOX 1827 • MOBILE, ALABAMA 36633-1827