



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Planned Development

Checklist C

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	MEHRAN HEJAZI / FOOD PAK INC	
Firm:		
Phone:		
Email:		
Address:		

	Owner	Design Professional
Name:	Mahin Ghavamian	
Firm:	Food Pak inc	
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

5070 OLD SHELL RD MOBILE AL. 0.57 ACRES
 Property Address Property Area (acres or square feet)

Parcel Number(s) or Key Number(s) R1-B2
 2805154004037 Proposed Zoning or Transect District (if applicable)
 Present Zoning or Transect District

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

MAHIN GHAVAMIAN 8/10/2026
 Owner Signature Date

Applicant or Agent Signature (if applicable) Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Applicant or Agent Signature Date

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|--|--|
| ☒ Planning Commission Application | ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission |
| ☒ Neighborhood Meeting documentation | ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
| ☐ Boundary Plan | |

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

THE PROJECT CONFORMS WITH THE COMPREHENSIVE PLAN - MAP FOR MOBILE. THE MANY BENEFITS THE PROJECT PROVIDES ARE LISTED ON THE PRELIMINARY SITE PLAN. THE DEVELOPMENT WILL INCREASE THE SAFETY OF THE AREA & PROVIDE MORE EXPOSURE FOR LAVRETTA PARK WHILE SERVING THE AREA WITH A UNIQUE FACILITY ADDING TO THE NEIGHBORHOOD CHARACTER.

Future Land Use Map (FLUM) Designation

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☒ Yes ☐ No
If yes, describe the error

RESEARCH WOULD HAVE TO BE DONE TO CONFIRM ANY ZONING ERRORS BUT THE PROPERTY SURVEY LISTS THE LOT AS - COMMERCIAL LOT B. THE ZONING MAP DOES NOT SHOW THE PROPERTY AS ZONED BUSINESS. THE COMMERCIAL LOT DESIGNATION WAS ASSUMED WHEN THE PROPERTY WAS PURCHASED.

3. Describe how this proposal promotes the community's health, safety, and welfare.

THIS PROJECT WOULD PROMOTE THE COMMUNITY HEALTH, SAFETY & WELFARE BY ELIMINATING A VACANT LOT & PROVIDING ADDITIONAL SECURITY LIGHTING FOR THE AREA. SIMILAR TO OTHER BUSINESSES ALONG OLD SHELL ROAD, THE PROJECT WOULD PROVIDE A BUFFER TO THE ADJACENT RESIDENTIAL PROPERTIES.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

WITH THE CONTINUED REDEVELOPMENT OF THE OLD SHELL ROAD CORRIDOR, THIS PROJECT WILL ENHANCE THIS SECTION OF OLD SHELL ROAD PROVIDING ADDITIONAL SERVICES TO THE AREA RESIDENTS AND ELIMINATE A VACANT LOT. WITH COOPERATION BETWEEN FOOD PAK AND THE CITY, THE MAINTENANCE OF THE CITY RIGHT-OF-WAY, LANDSCAPING AND PARKING AREA WOULD BE PERFORMED ON A CONSISTENT SCHEDULE.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

WITH THE MANY RENOVATED BUILDINGS AND NEW BUSINESSES ALONG THE OLD SHELL ROAD CORRIDOR, THE AREA IS RECOGNIZED FOR THE SUPPORT THE LOCAL COMMUNITY PROVIDES. THIS PROJECT WOULD CONTINUE THE TREND.

2. Describe the surrounding land uses.

WITH THE RESTUARANT TO THE EAST, LAVRETTA PARK TO THE WEST AND THE SURROUNDING RESIDENTIAL NEIGHBORHOOD, THIS PROJECT WOULD MAKE A NICE ADDITION TO THE AREA.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

THE RESIDENTAIL PROPERTIES ON THE NORTH SIDE WOULD BE SCREENED WITH THE REQUIRED PRIVACY FENCE AND THE EXISTING 20 FT. WIDE CITY OF MOBILE ALLEY.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

WITH THE ANTICIPATED 25-75 CUSTOMERS PER DAY, THE EXISTING ROADWAYS AND SIDEWALKS WOULD SERVE THE SITE WELL. PUBLIC UTILITES ARE AVAILABLE FOR THE DEVELOPMENT.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

ADDITIONAL TAX REVENUE HELPS SUPPORT THE LOCAL GOVERNMENT. THE NEIGHBORHOOD WOULD BE BETTER WITHOUT A VACANT LOT AND THE AREA RESIDENTS WOULD HAVE AN EXPANDED VARIETY OF FOOD INGREDIENTS.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

THE PROPOSED DEVELOPMENT MEETS THE GOALS OF THE EXISTING NEIGHBORHOOD PLANS AND OVERLAY DISTRICTS.

NEIGHBORHOOD MEETING DOCUMENTATION

NEIGHBORHOOD MEETING DOCUMENTATION SUBMITTED SEPARATELY

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to [Section 64-5-4 of the UDC](#) for full requirements.

This section applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Please verify the following documentation is provided:

- ☐ Dated Photograph(s) of the posted sign(s)
- ☐ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or referenced at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?

2. What information was presented at the meeting?

3. What concerns were raised during the meeting?

4. Were any modifications made or considered in response to the concerns raised at the meeting?

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