

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 4, 2008

McMurray Place, LLC  
Attn: Charles A. MaClay  
P.O. Box 850668  
Mobile, AL 36685

**Re: Case #ZON2007-02464 (Planned Unit Development)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'  $\pm$  South of Johnston Lane.

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

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

At its meeting on January 3, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

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

- 1) Revision of the legal description to properly describe the entirety of the site;**
- 2) Provision of a 6-foot high wooden privacy fence or masonry wall around the perimeter of the development, except within required building setbacks from streets, prior to the completion of the Subdivision process, and with the appropriate permits;**
- 3) Approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 4) Revision of the site plan and plat to ensure that all lots have a minimum buildable width of 30-feet, exclusive of required setbacks or proposed drainage easements;**

- 5) Revision of the site plan and plat to clearly depict requested front (25 feet), side (zero, 10 feet, 20 feet street side) and rear (8 feet) setbacks, and placement of the same information as a note on the site plan;
- 6) Placement of a note on the site plan and plat indicating the requested maximum building site coverage (45%);
- 7) Placement of a note on the site plan and plat stating that all lots are denied direct access to Johnston Lane, and each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 8) Placement of a note on the site plan and plat stating that the detention facility will be design to provide minimum detention for a 100-year storm with a 10 year release rate, per Engineering requirements;
- 9) Placement of a note on the site plan and plat stating that the maintenance of all common areas, including the detention common area, is the responsibility of the property owners;
- 10) Revision of lot size labels as necessary due to other revisions to the site plan;
- 11) Submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 12) Completion of the Subdivision process; and
- 13) Full compliance with all other 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**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 4, 2008

McMurray Place, LLC  
P.O. Box 850668  
Mobile, AL 36685

**Re: Case #ZON2007-02709  
McMurray Place, LLC**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'  $\pm$  South of Johnston Lane.

Rezoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to remove a condition of the previous rezoning.

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

At its meeting on January 3, 2008, the Planning Commission considered your request for a change in zoning from R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to remove a condition of the previous rezoning.

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

- 1) Revision of the legal description to properly describe the entirety of the site;**
- 2) Provision of a 6-foot high wooden privacy fence or masonry wall around the perimeter of the development, except within required building setbacks from streets, prior to the completion of the Subdivision process, and with the appropriate permits;**
- 3) Approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 4) Completion of the Subdivision process; and**
- 5) Full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$211.15. 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.

**McMurray Place, LLC**  
**January 4, 2008**  
**Page 2**

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**

January 4, 2008

McMurray Place, LLC  
Attn: Charles A. MaClay  
P.O. Box 850668  
Mobile, AL 36685

**Re: Case #SUB2007-00249 (Subdivision)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'± South of Johnston Lane.

61 Lots / 12.8± Acres

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) Revision of the legal description to properly describe the entirety of the site;**
- 2) Approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 3) Revision of the site plan and plat to ensure that all lots have a minimum buildable width of 30-feet, exclusive of required setbacks or proposed drainage easements;**
- 4) Revision of the site plan and plat to clearly depict requested front (25 feet), side (zero, 10 feet, 20 feet street side) and rear (8 feet) setbacks, and placement of the same information as a note on the site plan;**
- 5) Placement of a note on the site plan and plat indicating the requested maximum building site coverage (45%);**
- 6) Placement of a note on the site plan and plat stating that all lots are denied direct access to Johnston Lane, and each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**

- 7) Placement of a note on the site plan and plat stating that the detention facility will be design to provide minimum detention for a 100-year storm with a 10 year release rate, per Engineering requirements;
- 8) Placement of a note on the site plan and plat stating that the maintenance of all common areas, including the detention common area, is the responsibility of the property owners;
- 9) Revision of lot size labels as necessary due to other revisions to the site plan;
- 10) Submission of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 11) Completion of the Subdivision process; and
- 12) Full compliance with all other municipal codes and ordinances.

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: Rester and Coleman Engineers, Inc.  
Bryan Maisel Homes, LLC  
MaClay Construction, Inc.