

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2008

Elijah House, Inc. By Michael L. Thomas, Its President  
1867 Duval Street  
Mobile, AL 36606

**Re: Case #SUB2008-00214 (Subdivision)**  
**Elijah House Subdivision**  
1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
1 Lot / 0.5± Acre

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

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way along Duval Street, as depicted, to provide 40-feet from centerline;**
- 2) **placement of a note on the plat stating that the site is limited to two curb-cuts, with the size, design and location to be approved by Traffic Engineering and to conform to the greatest extent possible with AASHTO standards;**
- 3) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **provision of one revised Planning Approval site plan and one revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 5) **completion of the Subdivision process prior to making any applications for permits.**

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.

**Elijah House Subdivision**  
**December 5, 2008**  
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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Patrick Land Surveying

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LETTER OF DECISION**

December 5, 2008

Elijah House, Inc. By Michael L. Thomas, Its President  
1867 Duval Street  
Mobile, AL 36606

**Re: Case #ZON2008-02282 (Planned Unit Development)**  
**Elijah House Subdivision**  
1867 Duval Street  
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on December 4, 2008, 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) revision of the site plan to either indicate the location of a dumpster, if used, or placement of a note on the site plan stating how waste from the site is handled;**
- 2) revision of the site plan to either move the proposed magnolia trees so that they are at least 15-feet from any overhead power line, or to show substitution of live oaks or crepe myrtles;**
- 3) compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 54" Live Oak Tree located at the South East corner of the lot and the 46" Live Oak Tree located on the West side of the lot. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);**

- 4) compliance with revised Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Standard driveway radii are twenty feet. Changes should be made to the driveways shown to accommodate this standard.*);
- 5) provision of a one revised PUD site plan to the Planning Section prior to the signing of the final plat or application for any permits for site work or building improvements; and
- 6) application for permits for site improvements to be made within 1 month, and to be accompanied by applications for the appropriate building permits to bring existing structures up to the relevant Building and Fire codes (due to life/safety issues).

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: Patrick Land Surveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2008

Elijah House, Inc. By Michael L. Thomas, Its President  
1867 Duval Street  
Mobile, AL 36606

**Re: Case #ZON2008-02283 (Planning Approval)**

**Elijah House Subdivision**

1867 Duval Street

(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).

Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planning Approval the site plan to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.

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

- 1) use is limited to 40-bed maximum parole-based housing, outreach and rehabilitation services;**
- 2) continued operation subject to approval by the Building and Fire Code officials;**
- 3) revision of the site plan to either indicate the location of a dumpster, if used, or placement of a note on the site plan stating how waste from the site is handled;**
- 4) revision of the site plan to either move the proposed magnolia trees so that they are at least 15-feet from any overhead power line, or to show substitution of live oaks or crepe myrtles;**
- 5) compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 54" Live Oak Tree located at the South East corner of the lot and the 46" Live Oak Tree located on the West side of the lot. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);**

- 6) compliance with revised Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Standard driveway radii are twenty feet. Changes should be made to the driveways shown to accommodate this standard.*);
- 7) provision of a one revised Planning Approval site plan to the Planning Section prior to the signing of the final plat or application for any permits for site work or building improvements; and
- 8) application for permits for site improvements to be made within 1 month, and to be accompanied by applications for the appropriate building permits to bring existing structures up to the relevant Building and Fire codes (due to life/safety issues).

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

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