

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Kentris Morrisette
1512 W. Carlisle Drive
Mobile, Alabama 36618

Re: Case #SUB2009-00015 (Subdivision)
Booker T. Washington Highlands Subdivision, First Addition, Block F,
Resubdivision of Lots 8 & 9
Southeast corner of First Avenue and Prince Street.
1 Lot / 0.3± Acre

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

At its meeting on April 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the lot with the size in square feet, or provision of a table with the same information;**
- 2) **dedication sufficient to provide 25 feet from the centerline of Prince Street;**
- 3) **compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii;**
- 4) **labeling of Prince Street as such on the final plat;**
- 5) **placement of a note on the final plat stating that the site is limited to one curb cut to First Avenue or one curb cut to Prince Street;**
- 6) **retention of the 25-foot minimum building setback line;**
- 7) **compliance with engineering comments: Show Minimum FFE and location of flood zones on plans and plat, no fill allowed within a special flood hazard area without providing compensation, must comply with all storm water and flood control ordinances, any work performed in the right of way will require a right of way permit;**
- 8) **placement of a note on the final plat stating that approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits;**
- 9) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 10) **compliance with all municipal codes and ordinances.**

**Booker T. Washington Highlands Subdivision, First Addition, Block F,
Resubdivision of Lots 8 & 9
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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 (1) year, or the Tentative Approval will expire.

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.

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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Kentris Morrisette
1512 W. Carlisle Drive
Mobile, Alabama 36618

Re: Case #ZON2009-00358 (Rezoning)
Kentress Morrisette
Southeast corner of First Avenue and Prince Street.
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow the construction of a four-unit apartment building.

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

At its meeting on April 2, 2009, the Planning Commission considered your revised request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow the construction of a four-unit apartment building.

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

- 1) **approval is limited to the submitted site plan;**
- 2) **dedication sufficient to provide 25 feet from the centerline of Prince Street;**
- 3) **provision of a buffer in compliance with 64-4.D.1 of the zoning ordinance to be provided where the site abuts R-1 zoned property;**
- 4) **retention of a note on the site plan regarding trash pickup, which will be accomplished via curbside pickup, and addition of a note further stating that should a dumpster ever be placed on the site, the dumpster will need to comply with Section 64-4.D.9 of the Zoning Ordinance;**
- 5) **provision of a revised site plan to the Planning Section of the Urban Development Department incorporating the comments and conditions stated herein;**
- 6) **compliance with landscaping and tree planting requirements;**
- 7) **completion of the subdivision process; and**
- 8) **compliance with all municipal codes and ordinances.**

Kentress Morrisette

April 3, 2009

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The advertising fee for this application is **\$170.50**. 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.

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: Frank A. Dagley & Associates, Inc.