

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 2, 2007

Reid Cummings  
210 Lemoyne Dr.  
Dauphin Island, AL 36528

**Re: Case #SUB2007-00241 (Subdivision)**  
**Snowden Place Subdivision**  
6106 Cottage Hill Road  
(North side of Cottage Hill Road, 110' ± East of Christopher Drive East).  
16 Lots / 13.3± Acres

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

At its meeting on November 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering comments (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.);**
- 2) compliance with Section VIII.E.2.c. through Section VIII.E.2.k. of the Subdivision Regulations, including the provision of notes on the plat, covenants, and certification letter from a licensed engineer;**
- 3) placement of a note on the plat and site plan stating that the gate must remain operational and in use as a condition of the continuation of private street status;**
- 4) placement of a note on the plat stating the site coverage request for Lots 1-15 (50%), as well as the reduced setbacks for Lots 1-15;**
- 5) placement of a note on the final plat stating that Lots 1-15 are limited to one curb-cut each, that Lot 16 is limited to the curb-cuts depicted on the revised PUD site plan, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and comply with AASHTO standards;**
- 6) revision of the plat to label the correct width of the right-of-way for Cottage Hill Road, or dedication of right-of-way necessary to provide 50-feet, as measured from the centerline of Cottage Hill Road; and**
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat.**

**Snowden Place Subdivision**  
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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 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.  
James L. Busby

**MOBILE CITY PLANNING COMMISSION  
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November 2, 2007

Reid Cummings  
210 Lemoyne Dr.  
Dauphin Island, AL 36528

**Re: Case #ZON2007-02286 (Rezoning)**  
**Reid Cummings**  
6106 Cottage Hill Road  
(North side of Cottage Hill Road, 110' ± East of Christopher Drive East).  
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential,  
to allow a townhouse condominium complex.

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

At its meeting on November 1, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a townhouse condominium complex.

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

- 1) provision of a 6-foot high wooden privacy fence where the site abuts existing single-family residential development;**
- 2) completion of the Subdivision process; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$241.30. 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

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Reid Cummings  
210 Lemoyne Dr.  
Dauphin Island, AL 36528

**Re: Case #ZON2007-02287 (Planned Unit Development)**

**Snowden Place Subdivision**

6106 Cottage Hill Road

(North side of Cottage Hill Road, 110'± East of Christopher Drive East).

Planned Unit Development Approval to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.

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

At its meeting on November 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.

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

- 1) completion of the Subdivision process;**
- 2) completion of the Zoning process;**
- 3) compliance with Engineering comments (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.);**
- 4) compliance with the open space and tree and landscaping requirements of the Zoning Ordinance, including the necessary PUD site calculations required by Section 64-5.C.2. of the Zoning Ordinance;**
- 5) compliance with Section VIII.E.2.c. through Section VIII.E.2.k. of the Subdivision Regulations, including the provision of notes on the Subdivision plat, covenants, and certification letters from a licensed engineer;**

- 6) placement of a note on the plat and site plan stating that the gate must remain operational and in use as a condition of the continuation of private street status;**
- 7) revision of the site plan to label the correct width of the right-of-way for Cottage Hill Road, or dedication of right-of-way necessary to provide 50-feet, as measured from the centerline of Cottage Hill Road;**
- 8) provision of a revised PUD site plan (conditions 6 and 7) to the Planning Section of Urban Development prior to the signing of the Subdivision plat; and**
- 9) 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