

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Russell Yeckley
2409 Wolf Ridge Road
Mobile, AL 36618

Re: Case #SUB2011-00092 (Subdivision)
Mr. Rooter Subdivision
2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Number of Lots / Acres: 1 Lot / 3.4 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 1

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 50' from the centerline of Wolf Ridge Road;**
- 2) **illustration of the 25' minimum building setback line as measured from any required dedication;**
- 3) **placement of a note on the Final Plat stating that the lot is limited to two curb-cuts to Wolf Ridge Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the Final Plat stating that direct access to Feed Mill Road is denied until such time that it becomes a public right-of-way developed to City standards;**
- 5) **labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **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;**
- 7) **provision of a revised PUD site plan, if necessary, prior to permitting; and,**
- 8) **subject to the Engineering comments: "If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention. Must comply with all**

Mr. Rooter Subdivision

December 16, 2011

Page 2

stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”

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: M. Don Williams

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Russell Yeckley
2409 Wolf Ridge Road
Mobile, AL 36618

Re: Case #ZON2011-02054 (Planned Unit Development)
Mr. Rooter Subdivision
2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Planned Unit Development Approval to allow multiple buildings on a single
building site and shared access.
Council District 1

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and shared access.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) construction of a City-standard sidewalk along the Wolf Ridge Road frontage or the granting of a Sidewalk Waiver prior to the final zoning inspection for the site;**
- 2) subject to the Engineering comments: *(If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention. 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. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);***
- 3) full compliance with all municipal codes and ordinances, including after-the-fact permitting for all improvements to the site including conversion of the residence into commercial use; and,**
- 4) no outside storage.**

Mr. Rooter Subdivision

December 16, 2011

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

cc: M. Don Williams

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Russell Yeckley
2409 Wolf Ridge Road
Mobile, AL 36618

Re: Case #ZON2011-02056 (Rezoning)
Mr. Rooter Plumbing
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow a commercial plumbing business.
Council District 1

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.

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

- 1) completion of the Subdivision process;**
- 2) subject to an approved PUD; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$159.85**. 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.

Mr. Rooter Plumbing

December 16, 2011

Page 2

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: M. Don Williams