

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

Volunteers of America
600 Azalea Rd.
Mobile, AL 36609

Re: Case #SUB2010-00135 (Subdivision)
Overlook Road VOA Housing Subdivision
6917 Overlook Road
(South side of Overlook Road, 625'± East of Cody Road).
2 Lot / 7.8± Acre

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to label the lot sizes in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 2) revision of the plat to label Lot 2 as "Future Development";
- 3) revision of the site plan to depict the 25' setback line along Overlook Road and along the proposed access street;
- 4) placement of a note on the plat stating that the subdivision is limited to one shared driveway and curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) 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,
- 6) subject to the Engineering comments: *(Must comply with all stormwater and flood control ordinances. Proposed detention pond shall be sized to accommodate the 100 year storm event with a 2 year release to discharge onto adjacent properties unless a release agreement is recorded in Probate court for all downstream properties or the discharge is contained within a private*

easement until it discharges into a City maintained drainage system. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Driveway radii shall not extend beyond the projected property line at the edge of pavement, without written authorization from adjacent property owner to do so).

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: Rowe Surveying & Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

Volunteers of America
600 Azalea Rd.
Mobile, AL 36609

Re: Case #ZON2010-02992 (Planned Unit Development)
Volunteers of America
6917 Overlook Road
(South side of Overlook Road, 625'± East of Cody Road).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two lots.

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access between two lots.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) revision of the site plan to identify the stormwater detention area as in the subdivision plat;**
- 3) revision of the tree planting plan to allocate frontage trees according to individual road frontages and not the site as a whole;**
- 4) revision of the site plan to provide a 6' wooden privacy fence where the site adjoins residential properties;**
- 5) revision of the site plan to depict the 25' setback line along Overlook Road and along the proposed access street;**
- 6) lighting for the site is to be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, as per Section 64-6.A.3.c. of the Zoning Ordinance;**

- 7) the site is limited to one shared driveway and curb-cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) subject to the Engineering comments: *(Must comply with all stormwater and flood control ordinances. Proposed detention pond shall be sized to accommodate the 100 year storm event with a 2 year release to discharge onto adjacent properties unless a release agreement is recorded in Probate court for all downstream properties or the discharge is contained within a private easement until it discharges into a City maintained drainage system. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Driveway radii shall not extend beyond the projected property line at the edge of pavement, without written authorization from adjacent property owner to do so); 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

cc: Rowe

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

Volunteers of America
600 Azalea Rd
Mobile, AL 36609

Re: Case #ZON2010-02743 (Rezoning)

Volunteers of America

6917 Overlook Road

(South side of Overlook Road, 625'± East of Cody Road).

Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District to allow the construction of a multi family residential neighborhood.

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered your 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 multi family residential neighborhood.

After discussion, it was decided to recommend the zoning as a R-3, Multi-Family Residential District to the City Council subject to the following condition:

- 1) subject to an approved Planned Unit Development;**
- 2) completion of the subdivision process; and,**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$179.95**. 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.

Case #ZON2010-02743 (Rezoning)

Volunteers of America

February 4, 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: Rowe