

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 23, 2009

Marc Watkins as Manager for RWL Gunn Road  
80 St. Michael Street, Suite 305  
Mobile, Alabama 36602

**Re: Case #SUB2008-00266 (Subdivision)**  
**Mount Island Place Subdivision**  
2401 Old Government Street  
(East side of Mount Island Drive East, 160'± North of Airport Boulevard).  
10 Lots / 3.9± Acres

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

At its meeting on January 22, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) full compliance with Section VII.E.2 (Standards) of the Subdivision Regulations;**
- 2) provision of a decorative, gated, 4-foot high metal fence along the west property line (between lots and park strip), to be installed along all lots simultaneously (with appropriate permits), prior to signing of the final plat;**
- 3) compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and**
- 4) provision of a table on the final plat illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development.**

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.

**Mount Island Place Subdivision**

**January 23, 2009**

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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: Speaks & Associates

Peder Pedersen

David Rowe

Curtis Railey

Explorer Properties

C & M Builders, LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 23, 2009

RWL Gunn Rd. LLC  
Attn: Marc Watkins - Manager  
80 St. Michael Street, Suite 305  
Mobile, Alabama 36602

**Re: Case #ZON2008-03142 (Planned Unit Development)**  
**Mount Island Place Subdivision**  
2401 Old Government Street  
(East side of Mount Island Drive East, 160'± North of Airport Boulevard).  
Planned Unit Development Approval to amend conditions of a previously  
approved Planned Unit Development Approval to allow a subdivision with a  
private road and reduced front yard and side yard setbacks.

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

At its meeting on January 22, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow a subdivision with a private road and reduced front yard and side yard setbacks.

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

- 1) **development limited to the plan as submitted;**
- 2) **completion of the subdivision process;**
- 3) **provision of a decorative, gated, 4-foot high metal fence along the west property line (between lots and park strip), to be installed along all lots simultaneously (with appropriate permits);**
- 4) **compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);**
- 5) **revision of the PUD plan to include a table illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development and,**
- 6) **full compliance with all municipal codes and ordinances.**

**Mount Island Place Subdivision**

**January 23, 2009**

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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: Speaks & Associates