

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

May 4, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

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DISTRICT 3

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DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Daniel West Mobile Garden Homes, LLC  
2700 Corporate Drive, Suite 125  
Birmingham, AL 35242

**Re: Case #SUB2012-00036 (Subdivision)**  
**Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2**  
**of a Re-subdivision of Lot 2**

6725 Somerby Lane

(Northeast corner of Somerby Drive and Somerby Lane (private drive), and North side of Somerby Lane (private drive) at its West terminus)

**Number of Lots / Acres:** 12 Lots / 2.0± Acres

**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
County

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission waived V.D.2. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering comments: *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2. Any increase in the impervious area will require additional Stormwater Detention. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 2) revision of the plat to include a note stating that the maximum site coverage of Lots 2, 11, 14-17, 22-24, 40-41 and 43 is limited to 45% each, per the approved Planned Unit Development;
- 3) revision of the plat to include a note stating that the front setback shall be a minimum of 10 feet, the side setbacks a minimum of 5 feet, and the rear setback a minimum of 5 feet, per the approved Planning Unit Development;

**Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2**

**May 4, 2012**

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- 4) revision of the plat to include a note stating that all lots are denied direct access to Somerby Drive;
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities; and,
- 7) submission of a revised PUD site plan prior to the signing of the final plat, or the request for any land disturbance or building permits for these lots.

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](mailto:travisz@cityofmobile.org).

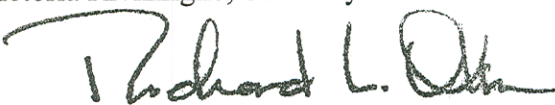
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

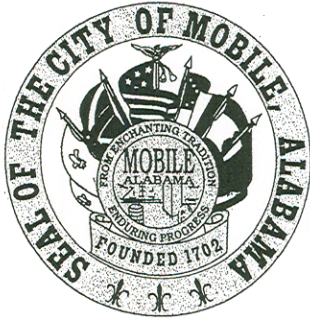
By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: M. Don Williams Engineering  
Rester and Coleman Engineers, Inc.





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DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Daniel West Mobile Garden Homes, LLC  
2700 Corporate Drive, Suite 125  
Birmingham, AL 35242

**Re: Case #ZON2012-01058 (Planned Unit Development)**  
**Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2**  
**of a Re-subdivision of Lot 2**

6725 Somerby Lane

(Northeast corner of Somerby Drive and Somerby Lane (private street), and North side of Somerby Lane (private street) at its West terminus)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage for Lots 2, 11, 14-17, 22-24, 40-41 and Lot 43.

County

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow increased site coverage for Lots 2, 11, 14-17, 22-24, 40-41 and Lot 43.

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

- 1) **compliance with Engineering comments:** *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2. Any increase in the impervious area will require additional Stormwater Detention. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 2) **revision of the site plan to include a note stating that the maximum site coverage of Lots 2, 11, 14-17, 22-24, 40-41 and 43 is limited to 45% each;**

**Somerby Subdivision, Revised Corrected Plat, Re-subdivision of Lots 1 & 2 of a Re-subdivision of Lot 2**

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- 3) revision of the site plan to include a note stating that the front setback shall be a minimum of 10 feet, the side setbacks a minimum of 5 feet, and the rear setback a minimum of 5 feet;
- 4) revision of the site plan to include a note stating that all lots are denied direct access to Somerby Drive;
- 5) placement of a note on the site plan stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 6) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities; and,
- 7) submission of a revised PUD site plan prior to the signing of the final plat, or the request for any land disturbance or building permits for these lots.

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 Engineering  
Rester and Coleman Engineers, Inc.