



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS  
REGGIE COPELAND, SR.  
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BESS RICH  
DISTRICT 6  
GINA GREGORY  
DISTRICT 7  
CITY CLERK  
LISA C. LAMBERT

Twilley Builders, Inc.  
P.O. Box 850669  
Mobile, AL 36685  
Attn: Rick Twilley

**Re: Case #SUB2012-00052 (Subdivision)**  
**McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane)  
**Number of Lots / Acres:** 4 Lots / 1.3± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.  
Council District 7

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of 8' along Provident Lane from the current right-of-way line;
- 2) depiction of the 10' building setback line along Provident Lane, as measured from any required dedication;
- 3) depiction of the 10' building setback line around McRee Lane;
- 4) illustration of the 5' common internal property line and 8' rear property line building setbacks (0' along the detention pond);
- 5) placement of a note on the Final Plat stating that each lot is limited to 50% maximum site coverage by all structures;
- 6) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to McRee Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating that all lots are denied direct access to Provident Lane and Old Shell Road;
- 9) placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;

**McRee Place Subdivision**

**August 7, 2012**

**Page 2**

- 10) compliance with Section VIII. Of the Subdivision Regulations regarding the provision of a private street;
- 11) designation on the Final Plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 12) placement of a note on the Final Plat stating that the street is privately maintained and not dedicated to the public;
- 13) placement of a note on the Final Plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 14) placement of a note on the Final Plat stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 15) placement of a note on the Final Plat stating that the gate must remain open during daytime hours and may only be closed at night;
- 16) 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;
- 17) submittal of two copies of a revised PUD site plan prior to signing the Final Plat;
- 18) subject to the 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 Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any and all proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 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. 4. Drainage easements may be required to allow for existing and proposed runoff from the lots to the proposed Common Area (Detention) and the proposed outfall. Final size and location of the drainage easements to be coordinated with the Engineering Department. 5. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);" and,
- 19) compliance with the Fire Department comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."

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.

**McRee Place Subdivision**

**August 7, 2012**

**Page 3**

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: Gertrude Z. Helmsing  
Rester and Coleman Engineers, Inc.



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Twilley Builders Inc.  
P.O. Box 850669  
Mobile, AL 36685  
Attn: Rick Twilley

**Re: Case #ZON2012-01424 (Planned Unit Development)**  
**McRee Place Subdivision**  
3916 Old Shell Road  
(Northeast corner of Old Shell Road and Provident Lane)  
Planned Unit Development approval to allow a private street subdivision with reduced front and side yard setbacks and increased site coverage.  
Council District 1

Dear Applicant(s):

At its meeting on August 2, 2013, the Planning Commission considered for Planned Unit Development the site plan to allow a private street subdivision with reduced front and side yard setbacks and increased site coverage.

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

- 1) revision of the site plan to also indicate a sidewalk along Old Shell Road;
- 2) revision of the site plan to illustrate any easements which may be required by the Subdivision;
- 3) placement of a note on the site plan stating that each lot is limited to 50% site coverage by all structures;
- 4) illustration of all front, side and rear setbacks, as proposed;
- 5) illustration of all walls and fences, as proposed;
- 6) completion of the Subdivision process; and,
- 7) 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.

**McRee Place Subdivision**

**August 7, 2012**


**Page 2**

Sincerely,

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Dr. Victoria Rivizzigno, Secretary

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

  
Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers Inc.  
Gertrude Z. Helmsing