

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 19, 2010

Robert S. Coley  
759 Downtowner Loop West  
Mobile, AL 36609

**Re: Case #SUB2010-00122 (Subdivision)**  
**Pinehurst, Delany's Addition to Spring Hill, Block 21, Re-subdivision of and**  
**Addition to Lot 18**  
East side of Wesley Avenue, 600'  $\pm$  South of Airport Boulevard.  
2 Lot / 0.3  $\pm$  Acre

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the site plan stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) depiction and labeling of the 15-foot front yard setback, and removal of all other setbacks and site coverage information;**
- 3) labeling of the lot size in square feet;**
- 4) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Detention must be provided, show location of detention area on each lot on Plat. Place note on plat that a land disturbance permit will be required and that each lot is responsible for providing and maintaining detention for any impervious area (building, sidewalk, driveway, patio, etc.) in excess of 2,000 square feet (detention for the 100 year storm event with 2 year storm event release rate). Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit);***

- 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; and,
- 6) submission of a revised PUD site plan to the Planning Section of Urban Development prior to signing the Final Plat.

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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 19, 2010

High Gear Land Development  
2406 Chapel Hill Rd.  
Mobile, AL 36695

**Re: Case #ZON2010-02540 (Sidewalk Waiver)**  
**High Gear Land Development, LLC**  
East side of Wesley Avenue, 600' ± South of Airport Boulevard.  
Request to waive construction of a sidewalk along Wesley Avenue.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

**After discussion, the Planning Commission approved the sidewalk waiver request along Wesley Avenue.**

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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 19, 2010

High Gear Development, LLC  
2406 Chapel Hill Rd.  
Mobile, AL 36695

**Re: Case #ZON2010-02536 (Planned Unit Development)**  
**Pinehurst, Delany's Addition to Spring Hill, Block 21, Re-subdivision of and**  
**Addition to Lot 18**

East side of Wesley Avenue, 600'± South of Airport Boulevard.

Planned Unit Development Approval to allow reduced front and side yard setbacks, reduced lot sizes and widths, and increased site coverage to 45% in a single-family residential subdivision.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered for Planned Unit Development the site plan to allow reduced front and side yard setbacks, reduced lot sizes and widths, and increased site coverage to 45% in a single-family residential subdivision.

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

- 1) placement of a note on the site plan stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) labeling of the lots with their maximum site coverage (40%), or the provision of a table with the same information;**
- 3) depiction and labeling of the 15-foot front yard setback;**
- 4) revision of the side yard setback where the site abuts adjacent lots to be a minimum of 8-feet, with the internal side yard setback to remain 5-feet, as proposed;**
- 5) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Detention must be provided, show location of detention area on each lot on Plat. Place note on plat that a land disturbance***

*permit will be required and that each lot is responsible for providing and maintaining detention for any impervious area (building, sidewalk, driveway, patio, etc.) in excess of 2,000 square feet (detention for the 100 year storm event with 2 year storm event release rate). Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit.);*

- 6) compliance with the off-street parking requirements of Section 64-6.A.2. of the Zoning Ordinance;
- 7) placement of a note on the PUD site plan that any air conditioning unit over 3-feet in height will be required to be in compliance with the Zoning Ordinance;
- 8) 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; and,
- 9) submission of a revised PUD site plan to the Planning Section of Urban Development prior to signing the Final Plat.

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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 19, 2010

Robert Coley  
759 Downtowner Loop West  
Mobile, AL 36609

**Re: Case #ZON2010-02537 (Rezoning)**  
**High Gear Land Development, LLC**  
East side of Wesley Avenue, 600'± South of Airport Boulevard.  
Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential subdivision.

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered your request for a change in zoning from an R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential subdivision.

**After discussion, it was decided to recommend the zoning as an R-2, Two-Family Residential District to the City Council subject to the following condition:**

- 1) completion of the Subdivision process; and,**
- 2) rezoning limited to an approved Planned Unit Development.**

The advertising fee for this application is **\$168.70**. 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.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rester & Coleman