



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Gerald T. Still & Alex Pastore
634 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #SUB2014-00021 (Subdivision)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North). 1 Lot /
12.5± Acres

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

At its meeting on March 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the April 17th meeting to coincide with the timetable of the PUD request.

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: Driven Engineering, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Emerald Oaks, LLC
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #ZON2014-00392 (Planned Unit Development)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 20, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, it was decided to hold the matter over until the April 17th meeting, with revisions due by April 3rd, to address the following:

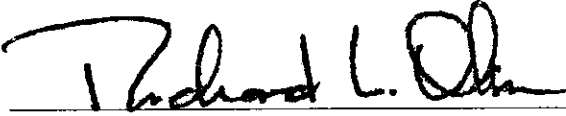
- 1) **Submittal of the total number of proposed dwelling units;**
- 2) **Submittal of a site plan to scale;**
- 3) **Revision of the site plan to illustrate a sidewalk along Demetropolis Road or the submittal of a Sidewalk Waiver request;**
- 4) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 5) **Revision of the site plan to depict a 10' residential buffer in compliance with Section 64-4.D. of the Zoning Ordinance where the site abuts R-1, Single-family Residential;**
- 6) **Revision of the site plan depicting a dumpster(s) connected to sanitary sewer as required by Section 64-4.D.9 of the Zoning Ordinance;**
- 7) **Revision of layout, as necessary, to reflect Engineering, Traffic Engineering and Urban Forestry comments; and**
- 8) **Completion of a traffic impact study, as required by Traffic Engineering.**

Emerald Oaks LLC PUD
March 21, 2014

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

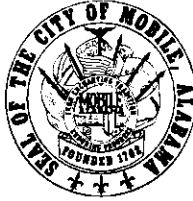
Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

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Richard Olsen
Deputy Director of Planning

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THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Emerald Oaks, LLC
1150 Santa Maria Court
Mobile, AL 36693

Re: Case #ZON2014-00394 (Rezoning)
Emerald Oaks LLC, Subdivision
2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of Brookfield Drive North).
Rezoning from R-1, Single-Family Residential District, to R-3, Multiple-Family
District to allow a multi family development.

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

At its meeting on March 20, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family District to allow a multi family development.


After discussion, it was decided to hold the matter over until the April 17th meeting to coincide with the timetable of the PUD request.

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: Driven Engineering, Inc.