

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 4, 2007

Bryan Maisel Homes, LLC  
Attn: Bryan Maisel  
1101 Hillcrest Road, Suite 200  
Mobile, AL 36695

**Re: Case #ZON2007-01159 (Planned Unit Development)**  
**Louise Place Subdivision**  
1156 Louise Avenue  
(South terminus of Louise Avenue, extending East to McNeill Avenue and South to Gulver Street [unopened, prescriptive right-of-way]).

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

At its meeting on May 3, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a residential subdivision with reduced lot sizes, reduced minimum front and side-yard setbacks, and increased site coverage.

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

- 1) completion of the Subdivision process;**
- 2) compliance with Engineering comments (*Show sanitary sewer easement on the south side of the subdivision near the detention pond. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)**
- 3) construction and dedication of the new streets to City Engineering standards;**
- 4) completion of the right-of-way vacation process for any remaining streets, if necessary;**
- 5) revision of the legal description, if necessary, to reflect any disparities in the transfer of vacated right-of-way from what is shown on the site plan;**
- 6) placement of a note on the site plan stating that the site is limited to a single curb-cut per lot, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**
- 7) placement of a note on the site plan stating that the site is denied access to Schaub and McNeill Avenues;**
- 8) depiction of the minimum 15-foot building setback line along all lots**

**Louise Place Subdivision**  
**May 4, 2007**  
**Page 2**

- fronting Louise Avenue and Louise Place (including the street-side side-yard setback for Lots 2 and 19);
- 9) placement of a note on the site plan stating that common area maintenance will be property owners' responsibility;
  - 10) labeling of each lot with its size in square feet, or provision of a table on the site plan with the same information;
  - 11) placement of the PUD front, side and rear yard setback and site coverage information on the final site plan, as shown on the preliminary site plan;
  - 12) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision final plat; and
  - 13) 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.

Sincerely,

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

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 4, 2007

Bryan Maisel Homes, LLC  
Attn: Bryan Maisel  
1101 Hillcrest Road, Suite 200  
Mobile, AL 36695

**Re: Case #SUB2007-00086 (Subdivision)**  
**Louise Place Subdivision**  
1156 Louise Avenue  
(South terminus of Louise Avenue, extending East to McNeill Avenue and South to Gulver Street [unopened, prescriptive right-of-way]).  
26 Lots / 5.8 $\pm$  Acre

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

At its meeting on May 3, 2007, the Planning Commission waived Sections V.D.2. and V.D.9. and approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering comments (*Show sanitary sewer easement on the south side of the subdivision near the detention pond. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)**
- 2) construction and dedication of the new streets to City Engineering standards;**
- 3) completion of the right-of-way vacation process for any remaining streets, if necessary;**
- 4) revision of the legal description, if necessary, to reflect any disparities in the transfer of vacated right-of-way from what is shown on the preliminary plat;**
- 5) placement of a note on the final plat stating that the site is limited to a single curb-cut per lot, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**
- 6) placement of a note on the final plat stating that the site is denied access to Schaub and McNeill Avenues;**
- 7) depiction of the minimum 15-foot building setback line along all lots fronting Louise Avenue and Louise Place (including the street-side side-yard setback for Lots 2 and 19);**
- 8) placement of a note on the final plat stating that common area maintenance will be property owners' responsibility.**

- 9) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;
- 10) placement of the PUD front, side and rear yard setback and site coverage information on the final plat, as shown on the preliminary plat;
- 11) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 12) full compliance with all other municipal codes and ordinances.

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.

It is also requested that a digital copy 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: Byrd Surveying, Inc.