

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Elite Homes, INC.  
ATTN:Ken Vicens  
2406 Chapel Hill  
Mobile, AL 36695

**Re: Case #SUB2010-00035 (Subdivision)**  
**Sussex Place Subdivision, Resubdivision of Lots 19-23**  
Southeast corner of Sussex Drive and Center Drive (unopened right-of-way).  
4 Lot / 0.5± Acre

Dear Applicant(s):

At its meeting on April 15, 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 Final Plat stating that Lots 2 – 4 have a maximum site coverage of 50%, and Lot 1 has a maximum site coverage of 35%;**
- 2) retention of the lot size area labels, in square feet,**
- 3) retention of the minimum building setback for all lots,**
- 4) placement of a note on the Final Plat stating that lots 2-4 are denied access to Sussex Drive, and those lots should access Sussex Drive via the private drive in the rear of the lot;**
- 5) placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut to Sussex Drive, the curb-cut being for the existing private drive only;**
- 6) compliance with Engineering comments: “*must comply with all stormwater and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. Any work performed in the right-of-way will require a right-of-way permit;*” and,**
- 7) 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.**

**Case #SUB2010-00035 (Subdivision)**

**Sussex Place Subdivision, Resubdivision of Lots 19-23**

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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 and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Elite Homes, INC.  
ATTN:Ken Vicens  
2406 Chapel Hill  
Mobile, AL 36695

**Re: Case #ZON2010-000728 (Planned Unit Development)**  
**Sussex Place Subdivision, Resubdivision of Lots 19-23**  
Southeast corner of Sussex Drive and Center Drive (unopened right-of-way).  
Planned Unit Development Approval to allow reduced lot sizes, reduced side yard setbacks and increased site coverage in an R-2, Two-Family Residential District.

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered for Planned Unit Development Approval the site plan to allow reduced lot sizes, reduced side yard setbacks and increased site coverage in an R-2, Two-Family Residential District.

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

- 1) placement of a note on the site plan stating that Lots 2 – 4 have a maximum site coverage of 50%, and Lot 1 has a maximum site coverage of 35%;**
- 2) placement of a note on the site plan stating that lots 2-4 are denied access to Sussex Drive, and those lots should access Sussex Drive via the private drive in the rear of the lot;**
- 3) placement of a note on the site plan stating that Lot 1 is limited to one curb-cut to Sussex Drive, the curb-cut being for the existing private drive only;**
- 4) 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;**
- 5) compliance with Engineering comments: “*must comply with all stormwater and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. Any work performed in the right-of-way will require a right-of-way permit;*”**

**Case #ZON2010-000728 (Planned Unit Development)**

**Sussex Place Subdivision, Resubdivision of Lots 19-23**

**April 16, 2010**

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- 6) provision of two copies of the site plan incorporating the above comments to the Planning Section of Urban Development prior to permitting, and,**
- 7) full compliance with all 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

cc: Rester & Coleman