



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Sollie Road Development, LLC  
3800 Sollie Road  
Mobile, AL 36619

**Re: 3201 Sollie Road**  
(East side of Sollie Road, 60'± South side of Falling Leaf Avenue and 40'± West of Long Leaf Way)  
Council District 6  
**SUB2016-00147 (Subdivision)**  
**Falling Leaf Subdivision, Replat of**

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission heldover the request to the meeting of January 19, 2017, with revisions due by January 3, 2017, to allow the applicant to make the following revisions and any others possibly required by the Fire Department:**

- 1) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the plat providing the same information;
- 2) placement of a note on the plat stating that each lot is limited to a maximum site coverage of 45%;
- 3) revision of the plat to show all street frontage setbacks, the Sollie Road setback and the specific side yard setbacks for all lots;
- 4) placement of a note on the plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the plat stating that Lots 1 through 21, and Lot 51-A are denied direct access to Sollie Road;
- 6) placement of a note on the plat stating that maintenance of the Common Areas is the responsibility of the property owners;

**Falling Leaf Subdivision, Replat of  
December 20, 2016**

- 7) placement of a note on the plat stating that the maintenance of the private streets is the responsibility of the property owners;
- 8) placement of a note on the plat stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 9) revision of the plat to illustrate the 7.5' utility easement along the front of all lots;
- 10) placement of a note on the plat stating that no structures may be constructed or placed within any easements; and
- 11) any revisions which may be required upon consultation with the Fire Department, including the entry gate.


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 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying and Engineering, Inc.



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3800 Sollie Road  
Mobile, AL 36619

**Re: 3201 Sollie Road**  
(East side of Sollie Road, 60'± South side of Falling Leaf Avenue and 40'± West of Long Leaf Way)  
Council District 6  
**ZON2016-02307 (Planned Unit Development)**  
**Falling Leaf Subdivision, Replat of**

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

At its meeting on December 15, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks, increased site coverage, and a private street residential subdivision.

**After discussion, the Planning Commission heldover the request to the meeting of January 19, 2017, with revisions due by January 3, 2017, to allow the applicant to make the following revisions and any others possibly required by the Fire Department:**

- 1) revision of the site plan to label each lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) placement of a note on the site plan stating that each lot is limited to a maximum site coverage of 45%;
- 3) revision of the site plan to show all street frontage setbacks, the Sollie Road setback and the specific side yard setbacks for all lots;

**Falling Leaf Subdivision PUD**  
**December 20, 2016**


- 4) placement of a note on the site plan stating that each lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the site plan stating that Lots 1 through 21, and Lot 51-A are denied direct access to Sollie Road;
- 6) placement of a note on the site plan stating that maintenance of the Common Areas is the responsibility of the property owners;
- 7) placement of a note on the site plan stating that the maintenance of the private streets is the responsibility of the property owners;
- 8) placement of a note on the site plan stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 9) revision of the site plan to illustrate the 7.5' utility easement along the front of all lots;
- 10) placement of a note on the site plan stating that no structures may be constructed or placed within any easements;
- 11) revision of the site plan to show the existing gate feature and the existing entry wall (including the height);
- 12) revision of the site plan to show the proposed fence along Sollie Road and state its height;
- 13) revision of the site plan to show a public sidewalk within the Sollie Road right-of-way, or the submission and approval of a Sidewalk Waiver application;
- 14) placement of a note on the site plan indicating that individual private garbage service will be provided; and
- 15) any revisions which may be required upon consultation with the Fire Department.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying and Engineering, Inc.