

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 4, 2010

Breland Homes, LLC
5011 Government Blvd., Ste B
Mobile, AL 36693

Re: Case #SUB2010-00063 (Subdivision)
Oakleigh Place Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 450'± North of Weddington Court).
19 Lot / 6.4± Acre

Dear Applicant(s):

At its meeting on June 3, 2010, the Planning Commission considered the above referenced subdivision.

Based upon the understanding that the development will have a public street, and with a waiver of Section V.D.3. of the Subdivision Regulations for Lot 8, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to depict and label (including height) the privacy / entrance wall that has been constructed along the Hillcrest Road frontage of the development, and the obtaining of building permits after the fact for the wall;**
- 2) depiction and labeling of the minimum building setback line to be at least 25-feet from all street frontages for all lots, or where the lot is a minimum of 60 feet in width for lots less than 60-feet wide at the street, as shown;**
- 3) placement of a note on the site plan and plat stating that the maximum building site coverage per lot is 40%, the minimum side yard setback is 5 feet, and the minimum rear yard setback is 8 feet, as shown;**
- 4) depiction and labeling of an access easement from the street that is part of the development to the detention facility to allow maintenance, as shown;**
- 5) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners, as shown;**

- 6) placement of a note on the site plan and plat that all lots are denied direct access to Hillcrest Road, as shown;
- 7) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards, as shown;
- 8) full compliance with Engineering comments (*Subdivision construction complete, need the following three items submitted to the Engineering Department before streets can be accepted for maintenance: 1. A 2-year Construction Bond in the amount of 25% of the cost for the construction of the roadway and drainage improvements; 2. Submit documentation proving that there is sufficient detention capacity for the increased site coverage; and 3. Need copy of the Property Owners Covenants, draft copy to be submitted when Plat is submitted for review and signature, and a recorded copy of the covenants to be submitted with copy of recorded plat.*);
- 9) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*Preservation status is to be given to the 48" Live Oak Tree located on the Southwest corner of Lot 19, the 60" Live Oak Tree located on the South side of Lot 16, the 56" Live Oak Tree located on the South side of Lot 15, the 76" Live Oak Tree located on the Northeast corner of Lot 11, the 72" Live Oak Tree Located on the South East side of Lot 11, and the 54" Live Oak Tree located in the middle of Lot 4, and for all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.*);
- 10) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species prior to land disturbance or the issuance of permits;
- 11) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat;
- 12) completion of the Subdivision process prior to any additional permitting activities, other than the privacy / entrance wall; and,
- 13) 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 (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

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submitted to Probate for recording. This may be submitted on disk or via e-mail at 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**

June 4, 2010

Breland Homes, LLC
5011 Government Blvd., Ste B
Mobile, AL 36693

Re: Case #ZON2010-01236 (Planned Unit Development)
Oakleigh Place Subdivision
2709 Hillcrest Road
(East side of Hillcrest Road, 450'± North of Weddington Court).
Planned Unit Development Approval to allow reduced side yard setbacks and increased site coverage in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on June 3, 2010, the Planning Commission considered for Planned Unit Development Approval to allow reduced side yard setbacks and increased site coverage in an R-1, Single-Family Residential District.

Based upon the understanding that the development will have a public street, the Planning Commission approved the request, subject to the following conditions:

- 1) revision of the plat to depict and label (including height) the privacy / entrance wall that has been constructed along the Hillcrest Road frontage of the development, and the obtaining of building permits after the fact for the wall;**
- 2) depiction and labeling of the minimum building setback line to be at least 25-feet from all street frontages for all lots, or where the lot is a minimum of 60 feet in width for lots less than 60-feet wide at the street, as shown;**
- 3) placement of a note on the site plan and plat stating that the maximum building site coverage per lot is 40%, the minimum side yard setback is 5 feet, and the minimum rear yard setback is 8 feet, as shown;**
- 4) depiction and labeling of an access easement from the street that is part of the development to the detention facility to allow maintenance, as shown;**
- 5) labeling of all common areas, and placement of a note on the site plan and plat stating that maintenance of common and detention common areas is the responsibility of the property owners, as shown;**
- 6) placement of a note on the site plan and plat that all lots are denied direct access to Hillcrest Road, as shown;**
- 7) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design and location to be coordinated with Urban Forestry, and approved by Traffic Engineering and in compliance with AASHTO standards, as shown;**

- 8) full compliance with Engineering comments (*Subdivision construction complete, need the following three items submitted to the Engineering Department before streets can be accepted for maintenance: 1. A 2-year Construction Bond in the amount of 25% of the cost for the construction of the roadway and drainage improvements; 2. Submit documentation proving that there is sufficient detention capacity for the increased site coverage; and 3. Need copy of the Property Owners Covenants, draft copy to be submitted when Plat is submitted for review and signature, and a recorded copy of the covenants to be submitted with copy of recorded plat.*);
- 9) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat (*Preservation status is to be given to the 48" Live Oak Tree located on the Southwest corner of Lot 19, the 60" Live Oak Tree located on the South side of Lot 16, the 56" Live Oak Tree located on the South side of Lot 15, the 76" Live Oak Tree located on the Northeast corner of Lot 11, the 72" Live Oak Tree Located on the South East side of Lot 11, and the 54" Live Oak Tree located in the middle of Lot 4, and for all 50" and larger trees that may occur within the development, not otherwise identified. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.*);
- 10) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species prior to land disturbance or the issuance of permits;
- 11) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat;
- 12) completion of the Subdivision process prior to any additional permitting activities other than the privacy / entrance wall; 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

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Deputy Director of Planning

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