

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2009

Mobile Housing Board
P.O. Box 1345
Mobile, Alabama 36622

Re: Case #SUB2009-00050 (Subdivision)

Josephine Allen Subdivision

Area bounded by Dr. Thomas Avenue North, Herman Drive, extending to the South side of Chin Street.

3 Lots / 43.8± Acres

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

At its meeting on May 7, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this plan until the June 4th meeting so that the following can be undertaken, with revisions provided by May 18th:

- 1) **revision to depict compliance with Engineering comments (*Show Minimum FFE on plans and plat. For Lot #1, all buildings will be subject to A Zone restrictions and requirements unless this subdivision application is revised to subdivide out the portion of Lot #1 that is located in the A Zone. No fill is allowed within a special flood hazard area without providing compensation. 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. Dedication of 5 feet of additional ROW will be required on the portion of Dr. Thomas Avenue N. that has a 40 foot ROW. A minimum of a 25 foot radius to be dedicated to the City of Mobile is required at the SE corner of Lot #1 and the SW corner of Lot #2. A drainage easement will be required for any storm drainage system receiving drainage from a public street. The size and location of any required easements is subject to the approval of the City Engineer.*); and**
- 2) **revision of the plat to reflect new area calculations and setbacks based upon right-of-way dedication.**

Josephine Allen Subdivision

May 8, 2009

Page 2

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: Speaks and Associates Consulting Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2009

Mobile Housing Board
P.O. Box 1345
Mobile, Alabama 36622

Re: Case #ZON2009-01025 (Planned Unit Development)
Josephine Allen Subdivision
Northwest corner of Dr. Thomas Avenue North and Bishop Avenue.
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on May 7, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

After discussion, it was decided to holdover this plan until the June 4th meeting so that the following can be undertaken, with revisions provided by May 18th:

- 1) **revision to depict compliance with Engineering comments (*Show Minimum FFE on plans and plat. For Lot #1, all buildings will be subject to A Zone restrictions and requirements unless this subdivision application is revised to subdivide out the portion of Lot #1 that is located in the A Zone. No fill is allowed within a special flood hazard area without providing compensation. 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. Dedication of 5 feet of additional ROW will be required on the portion of Dr. Thomas Avenue N. that has a 40 foot ROW. A minimum of a 25 foot radius to be dedicated to the City of Mobile is required at the SE corner of Lot #1 and the SW corner of Lot #2. A drainage easement will be required for any storm drainage system receiving drainage from a public street. The size and location of any required easements is subject to the approval of the City Engineer.*);**
- 2) **revision to show existing Live Oak trees on proposed Lot 1, with proposed development;**

- 3) revision to depict compliance with Fire Department comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Specific compliance with Section 508.5.1 – Fire Hydrants, and Appendices C and D – Fire Hydrant Spacing and Access.*);
- 4) revision of the site plan to show full compliance with the tree and landscaping requirements of the Zoning Ordinance for proposed Lots 1 and 2, including calculations for landscape areas and required PUD common open space for development on Lot 1;
- 5) revision of the site plan to show sidewalks along all public and private street frontages for those lots accommodating new development;
- 6) revision of the site plan, if necessary, to provide adequate paved off-street parking area to ensure that driveway length leading to garage/carport can accommodate one full-size pick-up or SUV, with no overhang into the right-of-way or required sidewalk;
- 7) revision of the site plan to depict a screen dumpster, if one will be used, or placement of a note on the site plan explaining how garbage removal is undertaken; and
- 8) placement of a note on the site plan stating that any tree planted within 15 feet of an overhead powerline shall be either live oak (overstory) or crepe myrtle (understory), and depiction of any overhead powerlines that will remain after redevelopment.

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: Speaks & Associates Consulting Engineers, Inc.