

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Edward D. Cornell
22 Oakland Ave.
Mobile, AL 36608

Re: Case #SUB2010-00007 (Subdivision)
Oakland Avenue Subdivision, Cornell Addition
22 Oakland Avenue
(North side of Oakland Avenue, 430'± East of Marston Lane).
4 Lot / 1.2± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) compliance with Engineering comments (*Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Any proposed construction that will result in an increase in impervious area in excess of 4,000 square feet will require a land disturbance and will require detention. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.*)**
- 2) dedication of right-of-way along Bexley Lane, as shown on the preliminary plat;**
- 3) depiction of the minimum building setback line, as shown on the preliminary plat;**
- 4) placement of a note on the final plat stating that Lots 1 and 4 are limited to their two (2) existing curb-cuts each, that Lots 2 and 3 are limited to one (1) curb-cut each, and that size, design and location of any curb-cut must be approved by Traffic Engineering and be designed in conformance to the greatest extent possible with AASHTO standards;**

- 5) placement of Urban Forestry comments as a note on the plat (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*);
- 6) placement of a note on the final plat/site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,
- 7) provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat.

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.

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**

February 5, 2010

Edward D. Cornell
22 Oakland Ave.
Mobile, AL 36608

Re: Case #ZON2010-00006 (Planned Unit Development)
Oakland Avenue Subdivision, Cornell Addition
22 Oakland Avenue
(North side of Oakland Avenue 430' ± East of Marston Lane).
Planned Unit Development Approval to allow reduced lot sizes and reduced setbacks in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered for Planned Unit Development Approval to allow reduced lot sizes and reduced setbacks in an R-1, Single-Family Residential District.

After discussion, the Planning Commission Approved the application, subject to the following conditions:

- 1) revision of the site plan to depict minimum setbacks for the existing dwelling on Lot 1 from the front, side and rear property lines;**
- 2) revision of the site plan to depict minimum setbacks for all other structures to remain on the site that are less than 8 feet from a lot line;**
- 3) placement of a note on the site plan stating that all new development must comply with R-1, Single-Family District setback requirements;**
- 4) compliance with Engineering comments (*Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Any proposed construction that will result in an increase in impervious area in excess of 4,000 square feet will require a land disturbance and will require detention. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.*)**
- 5) dedication of right-of-way along Bexley Lane, as shown on the site plan;**

- 6) depiction of the minimum building setback line, as shown on the site plan;
- 7) placement of a note on the site plan stating that Lots 1 and 4 are limited to their two (2) existing curb-cuts each, that Lots 2 and 3 are limited to one (1) curb-cut each, and that size, design, and location of any curb-cut must be approved by Traffic Engineering and be designed in conformance to the greatest extent possible with AASHTO standards;
- 8) placement of Urban Forestry comments as a note on the site plan (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)*);
- 9) placement of a note on the final plat/site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 10) full compliance with all other municipal codes and ordinances; and,
- 11) provision of two (2) copies of the revised PUD site plan prior to the signing of the final plat.

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