

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Arcadian Investments, LLC By Rick Twilley, Its Member
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2008-00146 (Subdivision)

St Francis Place Subdivision

763, 765, 767, 769, 771, 773, 775 Schaub Avenue and 768 Louise Avenue
(North side of Howard Street [vacated public right-of-way], extending from
Louise Avenue to Schaub Avenue).
16 Lots / 2.0± Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above-referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lots 1-9 are limited to one curb cut each with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **labeling of the lot size in square feet and the maximum site coverage (50%) of each lot, or a table provided furnishing the same information, on the final plat;**
- 3) **dedication along Louise Avenue to provide 25' from the center line;**
- 4) **provide revised PUD site plan prior to signing of the final plat; and**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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 year, or the Tentative Approval will expire.

St Francis Place Subdivision
July 25, 2008
Page 2

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Patrick Land Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Arcadian Investments, LLC By Rick Twilley, Its Member
P.O. Box 850669
Mobile, AL 36685

Re: Case #ZON2008-01707 (Planned Unit Development)

St Francis Place Subdivision

763, 765, 767, 769, 771, 773, 775 Schaub Avenue and 768 Louise Avenue
(North side of Howard Street [vacated public right-of-way], extending from
Louise Avenue to Schaub Avenue).

Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow reduced lot sizes and widths, reduced building
setbacks, and increased site coverage in a single-family residential subdivision.

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

At its meeting on July 24, 2008, the Planning Commission considered for Planned Unit
Development the site plan to amend a previously approved Planned Unit Development to
allow reduced lot sizes and widths, reduced building setbacks, and increased site
coverage in a single-family residential subdivision.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) labeling of the lot size in square feet and the maximum site coverage (50%) of each lot, or a table provided furnishing the same information, on the PUD site plan;**
- 2) placement of a note limiting each lot to one curb cut;**
- 3) 8 foot side-yard setback where Planned Unit Development abuts adjacent development;**
- 4) Provide revised PUD site plan prior to signing of final plat; and**
- 5) Dedication to provide 25' from the center line on Louise Avenue.**

St Francis Place Subdivision
July 25, 2008
Page 2

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning