

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

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

Re: Case #ZON2010-00971

Mobile Housing Board

452 Beauregard Street

(Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved both the PUD 1-A and PUD 1-B requests, subject to the following conditions:

- 1) compliance with Engineering comments: *(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) compliance with Forestry comments: *(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))*;**
- 3) revision of the site plan to label all “outparcels” as common areas, to match those on the recorded Subdivision plat, or application for new subdivision approval if necessary if PUD 1-B is selected as the preferred development plan;**
- 4) compliance with the tree and landscaping requirements of the Zoning Ordinance to be coordinated with Urban Development staff;**

Mobile Housing Board

May 7, 2010

Page 2

- 5) 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;
- 6) placement of a note on the site plan stating that lots and residences are denied direct access to Lawrence Street and Beauregard Streets, and are limited to access to the minor streets of Manassas, J. Blair, Earle, Bloodgood, Claiborne, Conception, and the proposed new street;
- 7) submission of a revised PUD site plan reflecting these conditions; and,
- 8) 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

By: _____
Richard Olsen
Deputy Director of Planning

cc: Pennrose Formation, LLC