

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Reid Cummings
210 Lemoyne Dr.
Dauphin Island, AL 36528

Re: Case #ZON2007-02287 (Planned Unit Development)
Snowden Place Subdivision
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive East).
Planned Unit Development Approval to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.

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

At its meeting on October 4, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow 15 single-family residential lots with reduced front and side setbacks, reduced lot sizes, and increased site coverage, and a 35-unit townhouse condominium complex with multiple buildings on a single building site, in a gated, private street subdivision.

After discussion, it was decided to holdover this plan until November 1st, with revisions due to Urban Development by October 12th, to give the applicant time to address the following:

- 1) revision of the site plan and subdivision plat to depict compliance with Engineering comments (*Lake needs to be analyzed to accommodate detention for additional runoff. Engineer to analyze functionality and capacity of lake. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.);

- 2) revision of the site plan and plat to depict the minimum building setback lines from all street frontages, to include a 50-foot setback along Cottage Hill Road;
- 3) revision of the site plan to indicate the number of stories/height of all buildings and dimensioning of the minimum spacing between buildings;
- 4) consultation with Fire / Rescue to determine if modifications to the site plan are necessary to comply with their regulations, and revision of the site plan as appropriate;
- 5) revision of the site plan to depict compliance with the open space and tree and landscaping requirements of the Zoning Ordinance, including the necessary PUD site calculations required by Section 64-5.C.2. of the Zoning Ordinance;
- 6) depiction and labeling of any required stormwater detention basins;
- 7) relocation of the dumpster pad, mail box kiosk and any other structures to comply with the 50-foot setback requirement from Cottage Hill Road;
- 8) provision and depiction of a 6 to 8 foot high privacy fence or wall where the lot containing the condominium portion of the site abuts existing R-1 districts that are developed with single-family residences;
- 9) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per the requirements of Section 64-4.A.2. the Zoning Ordinance;
- 10) placement of a note on the plat stating the site coverage requests for Lots 1-15 (50%), as well as specifically indicating that reduced setbacks indicated on the plat and site plan are also for Lots 1-15;
- 11) placement of a note on the plat and site plan indicating requested site coverage for Lot 16, the proposed R-3 lot;
- 12) indication on the site plan as to whether or not the entrance onto Cottage Hill Road will be gated;
- 13) correction of any errors in the legal description and lot area dimensions; and
- 14) revision of the site plan to comply with Section VIII.E.2.c. of the Subdivision Regulations, regarding the private street.

Snowden Place Subdivision
October 5, 2007
Page 3

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Reid Cummings
210 Lemoyne Dr.
Dauphin Island, AL 36528

Re: Case #ZON2007-02286 (Rezoning)
Reid Cummings
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110' ± East of Christopher Drive East).
Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential,
to allow a townhouse condominium complex.

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

At its meeting on October 4, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, to allow a townhouse condominium complex.

After discussion, it was decided to holdover this change in zoning until the November 1st meeting to accommodate revisions listed under the PUD and Subdivision recommendations.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Reid Cummings
210 Lemoyne Dr.
Dauphin Island, AL 36528

Re: Case #SUB2007-00241 (Subdivision)
Snowden Place Subdivision
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110' ± East of Christopher Drive East).
16 Lots / 13.3± Acres

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

At its meeting on October 4, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until November 1st, with revisions due to Urban Development by October 12th, to give the applicant time to address the following:

- 1) **revision of the plat to address Engineering Comments (*Lake needs to be analyzed to accommodate detention for additional runoff. Engineer to analyze functionality and capacity of lake. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)**;
- 2) **revision of the plat to comply with Section VIII.E.2.c. of the Subdivision Regulations, regarding the private street;**
- 3) **placement of a note on the plat stating the site coverage requests for Lots 1-15 (50%), as well as specifically indicating that reduced setbacks indicated on the plat are also for Lots 1-15;**
- 4) **placement of a note on the plat indicating requested site coverage for Lot 16, the proposed R-3 lot;**
- 5) **correction of any errors in the legal description and lot area dimensions;**
and

Snowden Place Subdivision
October 5, 2007
Page 2

6) revision of the plat to depict the minimum building setback lines from all street frontages, to include a 50-foot setback along Cottage Hill Road.

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.
James L. Busby