

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Grant Park, LLC  
P.O. Box 9669  
Mobile, AL 36691

**Re: Case #SUB2008-00226 (Subdivision)**  
**Grant Park Drive Subdivision, Resubdivision of Lots 16 & 17**  
South side of Grant Park Drive, 565'± East of Grant Street.  
1 Lot / 0.4± Acre

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

At its meeting on November 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 2) placement of a note on the plat specifying the front, side and rear yard setbacks;
- 3) placement of a note on the plat stating that the lot is limited to a maximum 45% total site coverage, subject to verification by the Engineering Department that existing stormwater facilities are adequate for the increase;
- 4) revision of the typical lot diagram to reverse the side yard setbacks to conform to other developed lots on the South and East sides of Grant Park Drive;
- 5) placement of a note on the plat stating that HVAC equipment and emergency generators 3' high or higher must meet setback requirements;
- 6) placement of a note on the plat stating that common areas are to be maintained by the property owners;
- 7) placement of a note on the final plat stating that two over-story trees are to be planted within the 25' frontage of the lot along Grant Park Drive;
- 8) full compliance with all other municipal codes and ordinances; and
- 9) subject to the Engineering Comments: (Minimum FFE on plans and plat. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).

**Grant Park Drive Subdivision, Resubdivision of Lots 16 & 17**  
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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.

It is also requested that a digital copy 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](mailto: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**

November 7, 2008

Grant Park, LLC  
P.O. Box 9669  
Mobile, AL 36691

**Re: Case #ZON2008-02511 (Planned Unit Development)**  
**Grant Park Drive Subdivision, Resubdivision of Lots 16 & 17**  
South side of Grant Park Drive, 565'± East of Grant Street.  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to combine two lots, to allow the construction of a single family dwelling in a single family residential subdivision with reduced setbacks and increased site coverage.

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

At its meeting on November 6, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to combine two lots, to allow the construction of a single family dwelling in a single family residential subdivision with reduced setbacks and increased site coverage.

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

- 1) **completion of the Subdivision process;**
- 2) **placement of a note on the site plan specifying the front, side and rear yard setbacks;**
- 3) **placement of a note on the site plan stating that the site is limited to a maximum 45% total site coverage, subject to verification by the Engineering Department that existing stormwater facilities are adequate for the increase;**
- 4) **revision of the typical lot diagram to reverse the side yard setbacks to conform to other developed lots on the South and East sides of Grant Park Drive;**
- 5) **placement of a note on the site plan stating that HVAC equipment and emergency generators 3' high or higher must meet setback requirements;**
- 6) **placement of a note on the site plan stating that common areas are to be maintained by the property owners;**
- 7) **placement of a note on the site plan stating that two over-story trees are to be planted within the 25' frontage of the lot along Grant Park Drive;**

- 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat;
- 9) full compliance with all other municipal codes and ordinances; and
- 10) subject to the Engineering Comments: *(Minimum FFE on plans and plat. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

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.