

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS  
REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5  
FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1  
WILLIAM C. CARROLL, JR.  
DISTRICT 2  
JERMAINE A. BURRELL  
DISTRICT 3  
JOHN C. WILLIAMS  
DISTRICT 4  
BESS RICH  
DISTRICT 6  
GINA GREGORY  
DISTRICT 7  
CITY CLERK  
LISA C. LAMBERT

Garland and Ellen Cooper  
Nolan Cooper  
20 Cobblestone Way West  
Mobile, AL 36608

**Re: Case #SUB2012-00065 (Subdivision)**  
**Cobblestone Subdivision, Phase 2, Re-subdivision of Lot 34**  
20 Cobblestone Way West  
(Southwest corner of Cobblestone Way West and Hedgestone Way)  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Don Williams Engineering  
Council District 7

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);"*
- 2) depiction of a 25-foot minimum building setback along Cobblestone Way West and a 12-foot minimum building setback along Hedgestone Way;
- 3) placement of a note on the final plat stating that the site is limited to one curb-cut onto Cobblestone Way West, with any changes to the curb-cut to require approval of Traffic Engineering, Right-of-Way, and Planning;
- 4) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 5) submission of a revised PUD site plan prior to the signing of the plat; and,
- 6) completion of the Subdivision process prior to any request for building permits.

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

P. O. BOX 1827 • MOBILE, ALABAMA 36633-1827

**Cobblestone Subdivision, Phase 2, Re-subdivision of Lot 34**

**August 7, 2012**

**Page 2**

(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](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**

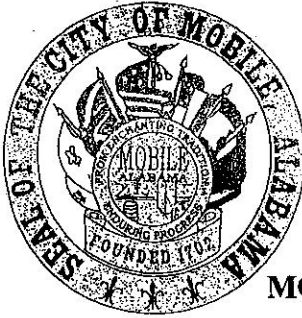
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Don Williams Engineering



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

August 7, 2012

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Garland and Ellen Cooper  
Nolan Cooper  
20 Cobblestone Way West  
Mobile, AL 36608

**Re: Case #ZON2012-01619 (Planned Unit Development)  
Cobblestone Subdivision, Phase 2, Re-subdivision of Lot 34**

20 Cobblestone Way West

(Southwest corner of Cobblestone Way West and Hedgestone Way)

Planned Unit Development Approval to allow reduced side-yard setbacks, reduced combined side yard setback and allow an existing 6' high privacy fence and 6' high wall to remain in the front and side yard setbacks for an existing residence.

Council District 7

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow reduced side-yard setbacks, reduced combined side yard setback and allow an existing 6' high privacy fence and 6' high wall to remain in the front and side yard setbacks for an existing residence.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) depiction of a 25-foot minimum building setback along Cobblestone Way West, a 12-foot minimum building setback along Hedgestone Way, an 8-foot minimum rear setback, and a 0-foot interior side yard setback;
- 2) placement of a note on the site plan stating that the maximum site coverage is 45%;
- 3) placement of a note on the site plan stating that the location of walls and fences are limited to as depicted on the PUD site plan, and any reconstruction or replacement must comply with the approved PUD site plan;
- 4) placement of a note on the site plan stating that any changes to the site plan will require new applications for PUD and Subdivision approvals;

**Cobblestone Subdivision, Phase 2, Re-subdivision of Lot 34**

**August 7, 2012**

**Page 2**

- 5) placement of a note on the site plan stating that the site is limited to one curb-cut onto Cobblestone Way West, with any changes to the curb-cut to require approval of Traffic Engineering, Right-of-Way, and Planning;
- 6) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"* and,
- 7) submission of a revised PUD site plan prior to the signing of the plat.

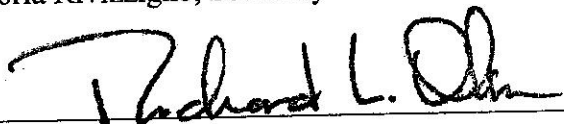
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Don Williams Engineering