

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2007

Helix Properties, Inc.  
80 St. Michael Street, Suite 305  
Mobile, AL 36602

**Re: Case #SUB2007-00047 (Subdivision)**

**Mount Island Place Subdivision**

251 Mount Island Drive East and 2401 Old Government Street  
(West terminus of Old Government Street extending West to Mount Island Drive East).

10 Lots / 3.9± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) full compliance with Section VII.E.2 (Standards) of the Subdivision Regulations;**
- 2) provision of a sidewalk along the West side of the private street;**
- 3) placement of a note on the final plat stating that the park strip along the West property line to remain undisturbed by current or future construction or development activities associated with the site;**
- 4) compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger; and**
- 5) provision of a table on the final plat illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development.**

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.

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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: Speaks and Associates Consulting Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2007

Helix Properties, Inc.  
80 St. Michael Street, Suite 305  
Mobile, AL 36602

**Re: Case #ZON2007-00649 (Planned Unit Development)**  
**Mount Island Place Subdivision**  
251 Mount Island Drive East and 2401 Old Government Street  
(West terminus of Old Government Street extending West to Mount Island Drive East).

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

At its meeting on March 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a new subdivision with a private road and reduced front yard and side yard setbacks.

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

- 1) development limited to the plan as submitted;**
- 2) Old Government Street from Pinehill Drive to the site must be constructed prior to recording of the final plat;**
- 3) completion of the subdivision process;**
- 4) provision of a sidewalk along the West side of the private street;**
- 5) the park strip along the West property line to remain undisturbed by current or future construction or development activities associated with the site;**
- 6) compliance with Urban Forestry Comments (Any work on or under the 40" Live Oak located on the East side of Lot 9, the 50" Live Oak located on Lot 7, the 50" Live Oak located on Lot 6, the 40" Live Oak located on Lot 5 and 6, and the 40" Live Oak located on Lot 5 are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger);**
- 7) revision of the PUD plan to include a table illustrating the maximum site coverage allowed for each lot to maintain an aggregate site coverage of 35% for the entire development and,**
- 8) full compliance with all municipal codes and ordinances.**

**Mount Island Place Subdivision**  
**March 16, 2007**  
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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