

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Toulminville Partners, LLC
161 W. I-65 Service Rd. N.
Mobile, AL 36608

Re: Case #ZON2007-01285 (Planned Unit Development)
Toulminville Subdivision
517 and 518 Dixie Street
(Southeast corner of Dixie Street and Schwarz Street, and extending South to
Clement Street & Northeast corner of Dixie Street and Clement Street, and
extending North to the corner of Hathcox Street and Schwarz Street).

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

At its meeting on May 17, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot widths, reduced lot sizes, reduced side-yard setbacks, and increased site coverage.

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

- 1) revision of the plat and site plan to provide lots a minimum of 50-feet in width where proposed Lots 2-11 are depicted on the preliminary plat and site plan;**
- 2) completion of the Subdivision process;**
- 3) compliance with Engineering comments (*Provide detention for any increase in impervious area in excess of 4000 square feet constructed after 1984, when the Flood Plain Management Plan was implemented. 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.*)**
- 4) dedication of right-of-way sufficient to provide 25 feet, as measured from the centerline of both Hathcox and Clement Streets;**
- 5) completion of the right-of-way vacation process for that portion of Dixie Street that will be vacated;**
- 6) construction and dedication of the new street to City Engineering standards;**
- 7) placement of a note on the final site plan stating that each lot is limited to one curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**

- 8) revision of the site plan to show the minimum building (side yard) setback line along Hathcox and Clement Streets as 15 feet instead of 20 feet;**
- 9) revision of the site plan to show the 25-foot minimum building setback lines along all other street frontages;**
- 10) revision of the lot size table if necessary due to right-of-way dedications;**
- 11) placement of the PUD front, side and rear yard setback and site coverage information (specifying which lots are allowed increased site coverage), as revised, on the final site plan, as shown on the preliminary site plan;**
- 12) depiction of any storm water detention common area, if required, and the placement of a note on the final site plan stating that maintenance of the common area is the responsibility of the homeowners;**
- 13) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 14) 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Toulminville Partners, LLC
Phillip Burton, Agent
161 W. I-65 Service Rd. N.
Mobile, AL 36608

Re: Case #SUB2007-00100 (Subdivision)

Toulminville Subdivision

517 and 518 Dixie Street

(Southeast corner of Dixie Street and Schwarz Street, and extending South to Clement Street & Northeast corner of Dixie Street and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).

30 Lots / 5.7± Acres

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

At its meeting on May 17, 2007, the Planning Commission waived Sections V.D.2. and V.D.9. and approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat and site plan to provide lots a minimum of 50-feet in width where proposed Lots 2-11 are depicted on the preliminary plat and site plan;**
- 2) compliance with Engineering comments (*Provide detention for any increase in impervious area in excess of 4000 square feet constructed after 1984, when the Flood Plain Management Plan was implemented. 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.*)**
- 3) dedication of right-of-way sufficient to provide 25 feet, as measured from the centerline of both Hathcox and Clement Streets;**
- 4) completion of the right-of-way vacation process for that portion of Dixie Street that will be vacated;**
- 5) construction and dedication of the new street to City Engineering standards;**
- 6) placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**

- 7) revision of the plat to show the minimum building (side yard) setback line along Hathcox and Clement Streets as 15 feet instead of 20 feet;
- 8) revision of the plat to show the 25-foot minimum building setback lines along all other street frontages;
- 9) revision of the lot size table if necessary due to right-of-way dedications;
- 10) placement of the PUD front, side and rear yard setback and site coverage information (specifying which lots are allowed increased site coverage), as revised, on the final plat, as shown on the preliminary plat;
- 11) depiction of any storm water detention common area, if required, and the placement of a note on the final plat stating that maintenance of the common area is the responsibility of the homeowners;
- 12) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 13) full compliance with all other municipal codes and ordinances.

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.

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: M. Don Williams Engineering