

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 2, 2007

McMurray Place, LLC  
Attn: Charles A. MaClay  
P.O. Box 850668  
Mobile, AL 36685

**Re: Case #SUB2007-00249 (Subdivision)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'  $\pm$  South of Johnston Lane.

61 Lots / 12.8 $\pm$  Acres

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

At its meeting on November 1, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the December 6<sup>th</sup> meeting, with revisions due by Wednesday, November 7<sup>th</sup>, so that the following can be addressed:

- 1) dedication of right-of-way sufficient to provide 25-feet of right-of-way, as measured from the centerline of Johnston Lane, or revision the plat to show the right-of-way width if the existing width is adequate (already 50 feet);**
- 2) placement of a note on the plat stating that a 6-foot high privacy fence or masonry wall shall be provided, with appropriate permits, as a buffer around the perimeter of the development, except within any required setback area adjacent to a street;**
- 3) placement of a note on the plat stating that the building site coverage is limited to 45%;**
- 4) depiction, labeling and notation of the requested setbacks, including from Johnston Lane (25-foot front, 20-foot street-side side yard, 10-foot non-street side yard, 0-foot other side yard, 8-foot rear), with clear indication of which side will be the zero lot line;**

- 5) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform to AASHTO standards;
- 6) revision of the plat to depict and label any required storm water detention basin common area (*minimum detention for a 100-year storm with a 10 year release rate*), with accompanying drainage and utility easements, or provision of a statement if storm water will be accommodated by other means (such as in pipe storage);
- 7) revision of the plat to eliminate the unexplained lot behind lots 32 and 33, or revision of the application (with new labels and postage for notification) to include the adjacent single-family residence so that a new lot can be created; and
- 8) revision of lot size labels as necessary due to other revisions to 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: Rester and Coleman Engineers, Inc.  
Bryan Maisel Homes, LLC  
MaClay Construction, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 2, 2007

McMurray Place, LLC  
Attn: Charles A. MaClay  
P.O. Box 850668  
Mobile, AL 36685

**Re: Case #ZON2007-02464 (Planned Unit Development)**

**McMurray Place Subdivision**

South side of Johnston Lane, extending from the West side of Rosedale Avenue (vacated right-of-way) to the centerline of Dickenson Avenue (vacated right-of-way), and to McCay Avenue (vacated right-of-way), 95'  $\pm$  South of Johnston Lane.

Planned Unit Development Approval to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

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

At its meeting on November 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot widths, sizes, and setbacks, and 45% site coverage in a zero-lot line single-family residential subdivision.

After discussion, it was decided to holdover this plan until the December 6<sup>th</sup> meeting, with revisions due by Wednesday, November 7<sup>th</sup>, so that the following can be addressed:

- 1) submission of an application to rezone the site to remove the existing PUD restriction associated with the current R-3 zoning conditions of approval;**
- 2) dedication of right-of-way sufficient to provide 25-feet of right-of-way, as measured from the centerline of Johnston Lane, or revision the site plan to show the right-of-way width if the existing width is adequate (already 50 feet);**
- 3) placement of a note on the site plan stating that a 6-foot high privacy fence or masonry wall shall be provided, with appropriate permits, as a buffer around the perimeter of the development, except within any required setback area adjacent to a street;**
- 4) placement of a note on the site plan stating that the building site coverage is limited to 45%;**

- 5) depiction, labeling and notation of the requested setbacks, including from Johnston Lane (25-foot front, 20-foot street-side side yard, 10-foot non-street side yard, 0-foot other side yard, 8-foot rear), with clear indication of which side will be the zero lot line;
- 6) placement of a note on the site plan stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform to AASHTO standards;
- 7) revision of the plat to depict and label any required storm water detention basin common area (*minimum detention for a 100-year storm with a 10 year release rate*), with accompanying drainage and utility easements, or provision of a statement if storm water will be accommodated by other means (such as in pipe storage);
- 8) revision of the site plan to eliminate the unexplained lot behind lots 32 and 33, or revision of the application (with new labels and postage for notification) to include the adjacent single-family residence so that a new lot can be created; and
- 9) revision of lot size labels as necessary due to other revisions to the site plan.

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