

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 18, 2009

Uno Development
12940 Underwood Rd.
Summerdale, AL 36580

Re: Case #SUB2009-00175 (Subdivision)
UNO Subdivision, Phase Two
2851 Sollie Road
(East side of Sollie Road, 245± South of Shadow Creek Drive).
17 Lot / 10.3± Acre

Dear Applicant(s):

At its meeting on December 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way along Sollie Road to provide 50' from the centerline of Sollie Road;
- 2) placement of a note on the site plan and Final Plat stating that direct access to Sollie Road is denied for lots 7, 9, 10 and common areas;
- 3) placement of a note on the Final Plat stating that each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 4) full compliance with the Traffic Engineering comments and the placement of a note on the Final Plat stating *"The connection shown between the single family units and the apartment complex is to be an emergency access only and should be gated, as defined by the Traffic Impact Study."*;
- 5) placement of a note on the site plan and Final Plat limiting corner lots 6, 8 and 13 to one curb cut each, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 6) placement of a note on the Final Plat stating the reduced 5' side yard setbacks, except only for the interior lot lines on corner Lots 6, 7, 8, and 13, and the maximum allowable site coverage of 45% for all lots;
- 7) placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the property owners;

- 8) labeling of all lots with size in square feet, or provision of a table with the lot size information on the Final Plat;
- 9) placement of a note on the Final Plat stating that development of the site is to be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 10) obtaining of all necessary federal, state, and local permits for wetlands and floodplain issues;
- 11) provision of two copies of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat including any notes required by the PUD approval; and,
- 12) placement of a note on the Final Plat stating the Engineering Comments:
“If the proposed development on any lot will exceed 4,000 square feet of impervious area (i.e., building footprint, driveways, sidewalks, patios, etc.), then a land disturbance permit including detention will be required from the City of Mobile.”

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 (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.

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: Engineering Development Services, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 18, 2009

UNO Development
12940 Underwood Rd.
Summerdale, AL 36580

Re: Case #ZON2009-02887 (Planned Unit Development)
UNO Subdivision, Phase Two
2851 Sollie Road
(East side of Sollie Road, 245± South of Shadow Creek Drive).
Planned Unit Development Approval to allow increased maximum site coverage and decreased side yard setbacks in a proposed Single Family residential subdivision.

Dear Applicant(s):

At its meeting on December 17, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow increased maximum site coverage and decreased side yard setbacks in a proposed Single Family residential subdivision.

After discussion, this application was approved, subject to the following conditions:

- 1) placement of a note on the site plan stating that maintenance of the common areas is the responsibility of the property owners;**
- 2) placement of a note on the site plan and Final Plat stating that direct access to Sollie Road is denied for lots 7, 9, 10, and common areas, and each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 3) placement of a note on the site plan stating the reduced 5' side yard setbacks, except only for the interior lot lines on corner Lots 6, 7, 8, and 13, and the maximum allowable site coverage of 45% for all lots;**
- 4) full compliance with the Traffic Engineering comments: *“The connection shown between the single family units and the apartment complex is to be an emergency access only and should be gated, as defined by the Traffic Impact Study.”;***

- 5) placement of a note on the site plan and Final Plat limiting corner lots 6, 8 and 13 to one curb cut each, with the size, design, and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 6) full compliance with Forestry comments: *“Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).”*;
- 7) labeling of all lots with size in square feet, or provision of a table with the lot size information on the site plan;
- 8) development of the site to be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 9) obtaining of all necessary federal, state, and local permits for wetlands and floodplain issues;
- 10) use of “best management practices” during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;
- 11) provision of two copies of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Final Plat including any notes required by these conditions;
- 12) full compliance with all other municipal codes and ordinances; and
- 13) placement of a note on the site plan stating the Engineering Comments: *“If the proposed development on any lot will exceed 4,000 square feet of impervious area (i.e., building footprint, driveways, sidewalks, patios, etc.), then a land disturbance permit including detention will be required from the City of Mobile.”*

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: Engineering Development Services, LLC