

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

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DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Jason Bunch
1080 Grand Heron Court East
Mobile, AL 36693

Re: Case #SUB2012-00062 (Subdivision)
Heron Lakes Subdivision, Phase One, Re-subdivision of Lot 38
1080 Grand Heron Court East
(Southeast corner of Grand Heron Way and Grand Heron Court West)
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission 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]"* to be approved by City Engineering Department prior to signing of the Final Plat;
- 2) **the North side yard setback for Lot 2 should be changed to 8-feet and illustrated on the Final Plat;**
- 3) **the placement of all setbacks for both lots on the Final Plat; and,**
- 4) **Lot 1 should be limited to the existing curb-cut and Lot 2 should be limited to one curb-cut with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.**

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.

Heron Lakes Subdivision, Phase One, Re-subdivision of Lot 38

August 7, 2012

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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

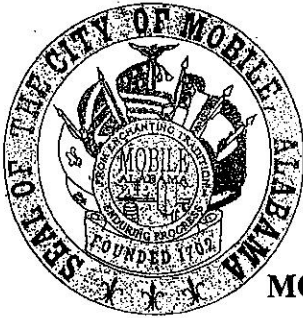
Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers Inc.



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SAMUEL L. JONES
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DISTRICT 7
CITY CLERK
LISA C. LAMBERT

Jason Bunch
1080 Grand Heron Court East
Mobile, AL 36693

Re: **Case #ZON2012-01605 (Planned Unit Development)**
Heron Lakes Subdivision, Phase One, Re-subdivision of Lot 38
1080 Grand Heron Court East
(Southeast corner of Grand Heron Way and Grand Heron Court West)
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow reduced side-yard setbacks.
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow reduced side-yard setbacks.

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

- 1) **submission of documentation that the existing storm water facilities are adequate to handle the additional lot, to be approved by City Engineering Department prior to signing of the Final Plat;**
- 2) **the North side yard setback for Lot 2 should be changed to 8-feet and illustrated on the revised PUD site plan;**
- 3) **the placement of all setbacks for both lots on the revised PUD site plan;**
- 4) **submission of two copies of the revised PUD site plan to the Urban Development office prior to the signing of the Final Plat; and,**
- 5) **full compliance with all other codes and ordinances.**

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

Heron Lakes Subdivision, Phase One, Re-subdivision of Lot 38

August 7, 2012

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers Inc.