

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

The Madison, LLC
3601 Springhill Business Park, Suite 101
Mobile, AL 36608

Re: Case #SUB2008-00242 (Subdivision)
The Madison Subdivision, LLC
Southeast corner of Old Shell Road and Shepards Lane.
1 Lot / 1.2± Acres

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

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat stating that driveways to be signed and marked as one-way;**
- 3) **submission and approval of three(3) copies of a revised PUD site plan prior to the signing of the final plat;**
- 4) **revision of the plat to label the lot with its size in square feet; and**
- 5) **subject to the Engineering Comments: *(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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet).***

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 (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.

The Madison Subdivision, LLC
December 5, 2008
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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

cc: Clarke, Geer, Latham & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

The Madison, LLC
3601 Springhill Business Park, Suite 101
Mobile, AL 36608

Re: Case #ZON2008-02678 (Planned Unit Development)

The Madison Subdivision, LLC

Southeast corner of Old Shell Road and Shepards Lane.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow three buildings on a single building site with reduced setbacks for an eight unit single-family residential townhome development.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow three buildings on a single building site with reduced setbacks for an eight unit single-family residential townhome development.

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

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan will require a new application to the Planning Commission;**
- 2) completion of the Subdivision process;**
- 3) revision of the site plan to eliminate the two trees in the street corner curb radius;**
- 4) revision of the site plan to indicate a 3' high wall or privacy fence within the 18' maximum building setback line along the South property line elevated to 6' high from there to the East property line;**
- 5) driveways to be signed and marked as one-way;**
- 6) submission of three (3) copies of a revised PUD site plan; and**
- 7) full compliance with all other municipal codes and ordinances.**

The Madison Subdivision, LLC
December 5, 2008
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

The Madison, LLC
3601 Springhill Business Park, Suite 101
Mobile, AL 36608

Re: Case #ZON2008-02677 (Rezoning)
The Madison Subdivision, LLC
Southeast corner of Old Shell Road and Shepards Lane.
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow an eight unit single-family residential townhome development.

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

At its meeting on December 4, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow an eight unit single-family residential townhome development.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) revision of the site plan to eliminate the two trees in the street corner curb radius;**
- 3) revision of the site plan to indicate a 3' high wall or privacy fence within the 18' maximum building setback line along the South property line elevated to 6' high from there to the East property line;**
- 4) driveways to be signed and marked as one-way;**
- 5) submission of three (3) copies of a revised PUD site plan; and**
- 6) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$168.85. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

The Madison Subdivision, LLC
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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