

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 3, 2009

Mobile Housing Board  
151 Claiborne Street  
Mobile, Alabama 36633

**Re: Case #SUB2009-00043 (Subdivision)**

**Hope VI, Phase III, Units 1 and 2**

963 Hercules Street

Area generally extending from Marmotte Street and Armistead Street on the East,  
to Morgan Street and Marion Street on the North, to Monday Street on the West

101 Lots / 32.5± Acres

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

At its meeting on April 2, 2009, the Planning Commission waived Sections V.D.3. and V.D.9. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments** (*Applicant shall follow recommendations provided to the applicant from the COM Engineering Department in meeting held on February 4th of 2009. 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 in excess of 4,000 square feet*);
- 2) **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)*);
- 3) **compliance with Traffic Engineering comments** (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards*);
- 4) **compliance with Fire Department comments** (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate*);
- 5) **depiction on the final plat of the front, side and rear yard setbacks, site coverages, and lot sizes, as shown on the preliminary plat**;
- 6) **placement of a note on the final plat stating that the maintenance of all common areas is the responsibility of the property owners/homeowners association**;

- 7) completion of the street dedication and vacation processes prior to the signing of the final plat for any unit;
- 8) placement of a note on the final 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 comply with AASHTO standards;
- 9) provision of sidewalks along all streets, including along common area frontages;
- 10) compliance with all local, state and federal requirements for floodplain and endangered/threatened species issues;
- 11) revision of Final Plat so that proposed Lot 49 on Short Earle Street is in Unit 2, and that Lot 2-46 along Fishers Alley is in Unit 1;
- 12) completion of the Subdivision process prior to the issuance of final certificates of occupancy for dwellings in a particular unit; 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 (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](mailto: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: Wattier Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 3, 2009

Mobile Housing Board  
151 Claiborne Street  
Mobile, Alabama 36633

**Re: Case #ZON2009-00686 (Planned Unit Development)  
Hope VI, Phase III, Units 1 and 2**

963 Hercules Street

Area generally extending from Marmotte Street and Armistead Street on the East, to Morgan Street and Marion Street on the North, to Monday Street on the West and Hercules Street on the South.

Planned Unit Development Approval to allow a Single-Family detached and Single-Family Townhouse (attached) development with reduced front, side and rear yard setbacks and increased site coverage in a Multi-Family Residential District.

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

At its meeting on April 2, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow a Single-Family detached and Single-Family Townhouse (attached) development with reduced front, side and rear yard setbacks and increased site coverage in a Multi-Family Residential District.

After discussion, it was decided to waive Section 64-3.C.3.e. of the Zoning Ordinance and approve this plan subject to the following conditions:

- 1) compliance with Engineering comments (*Applicant shall follow recommendations provided to the applicant from the COM Engineering Department in meeting held on February 4th of 2009. 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 in excess of 4,000 square feet*);**

- 2) 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)*);
- 3) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards*);
- 4) compliance with Fire Department comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate*);
- 5) depiction on the final site plan of the front, side and rear yard setbacks, site coverages, and lot sizes, as shown on the preliminary site plan;
- 6) provision and depiction of sidewalks along all street frontages, including along common areas;
- 7) placement of a note on the site plan stating that the maintenance of all common areas is the responsibility of the property owners/homeowners association;
- 8) specific approval by Traffic Engineering of proposed curb-cuts for Unit 1 lots 14, 20, 29 and 41;
- 9) 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 comply with AASHTO standards;
- 10) revision of the site plan so that proposed Lot 49 on Short Earle Street is in Unit 2, and that Lot 2-46 along Fishers Alley is in Unit 1;
- 11) provision of adequate paved off-street parking area to ensure that driveway length leading to garage/carport can accommodate one full-size pick-up or SUV, with no overhang into the right-of-way or required sidewalk (22 feet);
- 12) compliance with the tree and landscaping requirements of the Zoning Ordinance to be coordinated with Urban Development staff prior to request for land disturbance permits, and to potentially include tree planting in common areas, or submittal of an application to rezone the site to R-1 and/or R-2 (with the exception of Lot 2-48);
- 13) placement of a note on the site plan stating that any tree planted within 15 feet of an overhead powerline shall be either live oak (overstory) or crepe myrtle (understory), and depiction of any overhead powerlines that will remain after redevelopment;
- 14) placement of a note on the site plan stating that development of Lot 2-48 will require a new application for Planned Unit Development approval, once a specific development is determined;
- 15) compliance with all local, state and federal requirements for floodplain and endangered/threatened species issues;
- 16) obtaining of the appropriate permits for subdivision marker signs and fences;
- 17) provision of a revised PUD site plan, after tree and landscape issues are resolved, prior to the request for land disturbance permits;

**Hope VI, Phase III, Units 1 and 2**

**April 3, 2009**

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- 18) completion of the Subdivision process for each Unit prior to the request for final certificates of occupancy for buildings in the respective Units; and**
- 19) 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

cc: Wattier Surveying, Inc.