

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Russell Yeckley
2406 West Road
Mobile, AL 36693

Re: Case #SUB2011-00092 (Subdivision)
Mr Rooter Subdivision
2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Number of Lots / Acres: 1 Lot / 3.4 Acres±
Engineer / Surveyor: Don Williams Engineering
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Planning Commission decided to hold the matter over until the October 20, 2011, meeting, with revisions due to the Planning Section by September 26, 2011, to address the following:

- 1) revision of the plat to provide dedication of 50' from the centerline of Wolf Ridge Road;**
- 2) revision of the plat to illustrate the 25' minimum building setback line along Wolf Ridge Road as measured from any required dedication; and,**
- 3) revision of the plat to indicate the lot size after dedication.**

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

Mr Rooter Subdivision

September 16, 2011

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: M. Don Williams Engineering, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Russell Yeckley
2409 West Drive
Mobile, AL 36693

Re: Case #ZON2011-02054 (Planned Unit Development)
Mr Rooter Subdivision
2409 Wolfridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street])
Planned Unit Development Approval to allow multiple buildings on a single
building site and shared access.
Council District 1

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and shared access.

After discussion, it was decided to hold the matter over until the October 20, 2011, meeting, with revisions due to the Planning Section by September 26, 2011, to address the following:

- 1) revision of the site plan to provide dedication of 50' from the centerline of Wolf Ridge Road;**
- 2) revision of the site plan to illustrate the 25' minimum building setback line along Wolf Ridge Road as measured from any required dedication;**
- 3) revision of the site plan to relocate un-permitted structures to a compliant location on the site meeting the revised 25' minimum building setback;**
- 4) revision of the site plan to relocate the 6' wood privacy fence along Wolf Ridge Road to a compliant location on the site meeting the revised 25' minimum building setback;**
- 5) revision of the 10' driveway along Wolf Ridge Road to a compliant 24' width;**
- 6) revision of the front parking area to be out of any required dedication;**
- 7) revision of the site plan to eliminate any access to Feed Mill Road;**

Mr Rooter Subdivision

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- 8) revision of the site plan to incorporate the parking area off Feed Mill Road into any parking area associated with a revised Wolf Ridge Road access;**
- 9) revision of the site plan to indicate compliant paved parking in the area indicated as gravel parking;**
- 10) revision of the site plan to include a compliant dumpster, or the placement of a note on the site plan stating that refuse service will be either private or curbside;**
- 11) revision of the site plan to indicate a compliant City-standard sidewalk along Wolf Ridge Road;**
- 12) revision of the site plan to include landscaping area calculations; and,**
- 13) revision of the site plan to include required parking calculations.**

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: M. Don Williams Engineering, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Russell Yeckley
2406 West Road
Mobile, AL 36693

Re: Case #ZON2011-02056 (Rezoning)
Mr. Rooter Plumbing
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Rezoning from R-1, Single-Family Residential District, to B-3, Community
Business District, to allow a commercial plumbing business.
Council District 1

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a commercial plumbing business.

After discussion, it was decided to hold the matter over until the October 20, 2011, meeting, with revisions due to the Planning Section by September 26, 2011, to address the following:

- 1) revision of the site plan to accommodate the PUD and Subdivision revisions.**

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: M. Don Williams Engineering, Inc.