

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 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

WILLIAM C. CARROLL, JR.
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DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Twilley Builders, Inc.
P.O. Box 850669
Mobile, AL 36685
Attn: Rick Twilley

Re: Case #SUB2012-00052 (Subdivision)
McRee Place Subdivision
3916 Old Shell Road
(Northeast corner of Old Shell Road and Provident Lane)
Number of Lots / Acres: 4 Lots / 1.3± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 7

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission decided to hold the matter over to the August 2, 2012, meeting, to allow the applicant to revise the plat to address the following items:

- 1) revision of the plat to label each lot with its size in square feet and acres, after any required dedication, or the furnishing of a table on the plat providing the same information;
- 2) revision of the plat to indicate any required dedication to provide 25' from the centerline of Provident Lane, or revision of the plat to indicate such currently exists;
- 3) revision of the plat to illustrate a 20' side yard setback for Lots 1 and 4 along Provident Lane, as measured from any required dedication;
- 4) revision of the plat to indicate dedication of 25' corner radii at the intersection of McRee Lane and Provident Lane;
- 5) revision of the plat to indicate dedication to provide a 25' corner radius at the intersection of Old Shell Road and Provident Lane; and,
- 6) revision of the plat to indicate a 50' right-of-way for McRee Lane, in compliance with Section VIII.E.2.c of the Subdivision Regulations, and showing the private street in compliance with IFC requirements.

McRee Place Subdivision

July 6, 2012

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Please note that revisions should be submitted by July 16, 2012.


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

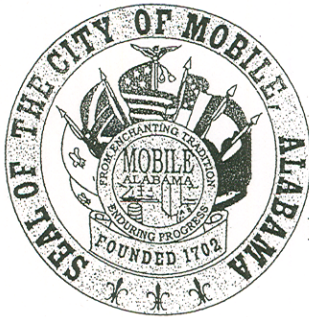
By: _____

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

Richard Olsen

Deputy Director of Planning

cc: Gertrude Z. Helmsing
Twilley Building



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CITY CLERK
LISA C. LAMBERT

Twilley Builders, Inc.
P.O. Box 850669
Mobile, AL 36685
Attn: Rick Twilley

Re: Case #ZON2012-01424 (Planned Unit Development)

McRee Place Subdivision

3916 Old Shell Road

(Northeast corner of Old Shell Road and Provident Lane)

Planned Unit Development approval to allow a private street subdivision with reduced front and side yard setbacks and increased site coverage.

Council District 1

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission considered the above referenced request for Planned Unit Development the site plan to allow a private street subdivision with reduced front and side yard setbacks and increased site coverage.

After discussion, it was decided to hold the matter over to the August 2, 2012, meeting, to allow the applicant to revise the site plan to address the following items:

- 1) revision of the site plan to illustrate the site configuration after any required street frontage dedications;
- 2) revision of the site plan to illustrate a 20' building setback line for Lots 1 and 4 off Provident Lane, after any required dedication;
- 3) verification that the detention area can accommodate the increased site coverage after losing any area from required dedications;
- 4) revision of the site plan to indicate a 50' right-of-way for McRee Lane, in compliance with Section VIII.E.2.c of the Subdivision Regulations, and showing the private street in compliance with IFC requirements;
- 5) revision of the site plan to indicate gates, if planned, on the private street meeting the vehicle stacking requirements of Section 64-4.F.2. of the Zoning Ordinance;
- 6) revision of the site plan to illustrate a perimeter fence or wall, if planned;

McRee Place Subdivision

July 6, 2012

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- 7) revision of the site plan to illustrate compliant public sidewalks along Old Shell Road and Provident Lane, or the submittal of a Sidewalk Waiver application; and,
- 8) revision of the site plan to omit the building footprints.

Please note that revisions should be submitted by July 16, 2012.

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: Gertrude Z. Helmsing
Rester and Coleman Engineers, Inc.