

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2008

Etsie Foreman
952 Franklin Street
Melrose, MA 02176

Re: Case #ZON2008-00052 (Planned Unit Development)

Congress Street Subdivision

254 Congress Street

(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).

Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on February 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the February 21st meeting so that the applicant can provide the following information:

- 1) **Inclusion of the property located at the corner of Congress and North Joachim Street as part of the PUD (showing parking, total building area and use, footprint area, landscape area, etc), with owner approval and new labels and postage for the entire notification area to be provided to Planning by Wednesday, February 13th, or revision of the site plan to eliminate shared access between corner property and the PUD site's exit driveway;**
- 2) **Revision of the site plan to identify the number of dwelling units in the existing building and the proposed building;**
- 3) **Revision of the site plan to provide landscape area information to depict compliance with the tree and landscaping requirements of the Zoning Ordinance, as well as the per-unit landscaping requirements of the PUD regulations, and potentially provision of a statement about the innovative nature of the development to explain why not all of the 60% of the 12% of the required landscaping can be placed within the frontage area (if this is**

the case), and explaining how it will be accommodated elsewhere within the development;

- 4) Revision of the site plan to depict elimination and landscaping of any curb-cuts determined unnecessary for the development;
- 5) Revision of the site plan to depict / calculate site coverage area for any portion of the site covered by a roofed structure;
- 6) Revision of the site plan to include a statement regarding the provision of a dumpster, or placement of a note on the site plan stating that dumpsters will not be provided as part of the development;
- 7) Revision of the site plan to comply with Engineering Comments (*Denote entire area in AE flood zone with minimum finished floor elevation = 13.00 on plat. All storm water must tie subsurface to City of Mobile storm drain system including roof drains. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*); and
- 8) Provision of five (5) copies of the revised site plan and any other supporting documentation to the Planning Section of Urban Development by Monday, February 18, 2008.

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**

February 8, 2008

Etsie Foreman
952 Franklin Street
Melrose, MA 02176

Re: Case #SUB2008-00008 (Subdivision)
Congress Street Subdivision
254 Congress Street
(North side of Congress Street, 60'± West of North Joachim Street, extending to
the West side of North Joachim Street, 78'± North of Congress Street).

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

At its meeting on February 7, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until Feb 21 to allow the applicant to address PUD issues.

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: Byrd Surveying, Inc.