



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 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

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DISTRICT 2

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DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

H. Taylor Morrisette, Jr.
4 Taylor Place
Mobile, AL 36608

Re: Case #SUB2012-00085 (Subdivision)
Taylor Place Subdivision, Re-subdivision of Lot 4
4 Taylor Place

(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)

Number of Lots / Acres: 1 Lot / 0.9± Acre

Engineer / Surveyor: Rester and Coleman Engineers
Council District 7

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) completion of the vacation process for the Eastern-most portion of the drainage and utility easement prior to signing the Final Plat;
- 2) illustration of the 20' minimum building setback line along Old Shell Road, only within the area of the vacated easement, adjusted around the encroaching landing, stairs, and brick planter;
- 3) revision of the plat to illustrate the existing 25' minimum building setback line remaining along Old Shell Road where the easement is not vacated and remains 25' wide;
- 4) illustration of the 20' minimum building setback line along Oakland Avenue;
- 5) revision of the plat to illustrate the 15' building limit line of the original PUD along the West property line;
- 6) revision of the plat to illustrate the 15' building limit line of the original PUD along the North property line, adjusted around any existing building encroachments;
- 7) placement of a note on the Final Plat stating that the lot is denied access to Old Shell Road;
- 8) placement of a note on the Final Plat stating that the maintenance of the private street is the responsibility of the property owners;

- 9) placement of a note on the Final Plat stating that the maintenance of any stormwater detention facilities located within drainage and utility easements is the responsibility of the property owners;
- 10) labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 11) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 12) subject to the Engineering comments: *'The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;'*
- 13) subject to the Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;"*
- 14) subject to the Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"* and,
- 15) furnishing of two copies of a revised PUD site plan to the Planning Section prior to the signing of the Final Plat.

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.

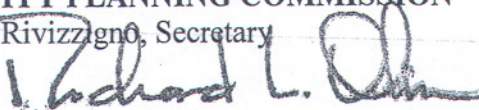
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

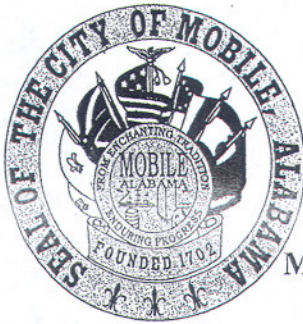
Dr. Victoria Rivizzigno, Secretary



By:

Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.



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GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

H. Taylor Morrisette, Jr.
4 Taylor Place
Mobile, AL 36608

Re: Case #ZON2012-02094 (Planned Unit Development)
Taylor Place Subdivision, Re-subdivision of Lot 4
4 Taylor Place

(Northwest corner of Old Shell Road and Oakland Avenue, extending to the East terminus of Taylor Place)

Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the minimum building setback line and a drainage easement.

Council District 7

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to reduce the minimum building setback line and a drainage easement.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) completion of the vacation process for the Eastern-most portion of the drainage and utility easement;
- 2) revision of the site plan to illustrate the 20' minimum building setback line along Old Shell Road, only within the area of the vacated easement, adjusted around the encroaching landing, stairs, and brick planter;
- 3) revision of the site plan to illustrate the existing 25' minimum building setback line remaining along Old Shell Road where the easement is not vacated and remains 25' wide;
- 4) illustration of the 20' minimum building setback line along Oakland Avenue;
- 5) revision of the site plan to illustrate the 15' building limit line of the original PUD along the West property line;

Taylor Place Subdivision, Re-subdivision of Lot 4

October 5, 2012

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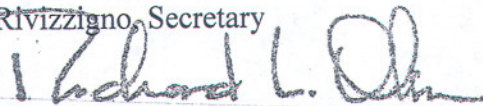
- 6) revision of the site plan to illustrate the 15' building limit line of the original PUD along the North property line, adjusted around any existing building encroachments;
- 7) placement of a note on the site plan stating that the lot is limited to 35% total site coverage by all structures;
- 8) placement of a note on the site plan stating that the lot is denied access to Old Shell Road;
- 9) labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 10) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 11) subject to the Engineering comments: *"1. The drainage easement is currently being reviewed through the City's easement vacation process. The Subdivision (Taylor Place) currently utilizes a portion of the underground drainage pipe on Lot 4 for detention, and the applicant is proposing to install additional underground pipes within the remaining drainage easement to provide the required storage volume for the Subdivision detention. The Engineering Dept will coordinate the vacation process with the installation of the additional underground pipe(s) through the Land Disturbance permitting process. 2. Any and all proposed development within the property lines will need to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Stormwater Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 12) furnishing of two copies of a revised PUD site plan to the Planning Section prior to the signing of the Subdivision Final Plat; and,
- 13) full compliance with all 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: Rester and Coleman Engineers, Inc.