

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Elijah House, Inc.
Attn: Michael L. Thomas, Its President
1867 Duval Street
Mobile, AL 36606

Re: Case SUB2008-00123 (Subdivision)
Elijah House Subdivision
1867 Duval Street
(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).
1 Lots / 0.5± Acre

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

At its meeting on June 5, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until July 10th, with revisions due by June 20th, to allow for the following:

- 1) revision of the plat to depict dedication of right-of-way sufficient to provide 80-feet, as measured from the centerline of Duval Street;
- 2) depiction and labeling of the 25-foot minimum building setback line from the dedicated right-of-way;
- 3) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*); and
- 4) revision of the lot size information.

Elijah House Subdivision
June 6, 2008
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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Patrick Land Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Elijah House, Inc.
Attn: Michael L. Thomas, Its President
1867 Duval Street
Mobile, AL 36606

Re: Case ZON2008-01386 (Planned Unit Development)

Elijah House Subdivision

1867 Duval Street

(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).

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

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

At its meeting on June 5, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to holdover this plan until July 10th, with revisions due by June 20th, to allow for the following:

- 1) revision of the site plan to reflect dedication of right-of-way along Duval Street, per the Subdivision conditions;**
- 2) revision of the site plan to depict paved parking as adjusted to accommodate the right-of-way dedication;**
- 3) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);**
- 4) revision of the tree and landscape plan for the site to accommodate the right-of-way dedication, and to depict all trees claimed for credit;**

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- 5) revision of the site plan to depict an 8-foot high wooden privacy fence along the rear property line of the site;**
- 6) depiction of concrete wheel stops to ensure that vehicles will not encroach upon any required landscape areas; and**
- 7) depiction of the 25-foot minimum building setback line, adjusted for the required right-of-way dedication.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Elijah House, Inc.
Attn: Michael L. Thomas, Its President
1867 Duval Street
Mobile, AL 36606

Re: Case ZON2008-01384 (Planning Approval)

Elijah House Subdivision

1867 Duval Street

(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).

Planning Approval to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.

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

At its meeting on June 5, 2008, the Planning Commission considered for Planning Approval the site plan to allow an outreach program with housing to include prison release inmates in a B-3, Community Business District.

After discussion, it was decided to holdover this plan until July 10th, with revisions due by June 20th, to allow for the following:

- 1) revision of the site plan to reflect dedication of right-of-way along Duval Street, per the Subdivision conditions;**
- 2) revision of the site plan to depict paved parking as adjusted to accommodate the right-of-way dedication;**
- 3) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);**
- 4) revision of the tree and landscape plan for the site to accommodate the right-of-way dedication, and to depict all trees claimed for credit;**
- 5) revision of the site plan to depict an 8-foot high wooden privacy fence along the rear property line of the site;**
- 6) depiction of concrete wheel stops to ensure that vehicles will not encroach upon any required landscape areas;**

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- 7) depiction of the 25-foot minimum building setback line, adjusted for the required right-of-way dedication; and**
- 8) provision of additional written description of the nature of the residents and the screening criteria, if any, utilized to select residents for the facility.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning