

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Elite Homes, Inc.
Attn: Ken Vicens
2406 Chapel Hill
Mobile, AL 36695

Re: Case #SUB2008-00243 (Subdivision)
Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10,
Resubdivision of and Addition to Lots 9, 10 and 11
Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).
4 Lots / 0.6± Acre

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

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **completion of the rezoning process prior to signing the final plat;**
- 2) **completion of the right-of-way vacation process, for Howard Street, prior to signing the final plat;**
- 3) **placement of a note on the site plan stating that each lot is limited to one curb cut, with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 4) **labeling of the lots with their maximum site coverage (40%), or the provision of a table with the same information;**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **submission of a revised PUD site plan to the Planning Section of Urban Development prior to signing 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 year, or the Tentative Approval will expire.

**Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10, Resubdivision of
and Addition to Lots 9, 10 and 11**

December 5, 2008

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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Elite Homes, Inc.
Attn: Ken Vicens
2406 Chapel Hill
Mobile, AL 36695

**Re: Case #ZON2008-02706 (Planned Unit Development)
Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10,
Resubdivision of and Addition to Lots 9, 10 and 11**

Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).

Planned Unit Development Approval to allow reduced lot sizes and widths, reduced front and side yard setbacks, and increased site coverage in a single-family residential subdivision.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot sizes and widths, reduced front and side yard setbacks, and increased site coverage in a single-family residential subdivision.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process prior to the issuance of any permits or land disturbance activities;**
- 2) completion of the right-of-way vacation process, for Howard Street, prior to the issuance of any permits or land disturbance activities;**
- 3) placement of a note on the site plan stating that each lot is limited to one curb cut, with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 4) labeling of the lots with their maximum site coverage (40%), or the provision of a table with the same information;**
- 5) placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) submission of a revised PUD site plan to the Planning Section of Urban Development prior to signing the final plat.**

**Pinehurst Subdivision, Delaney's Addition to Springhill, Block 10, Resubdivision of
and Addition to Lots 9, 10 and 11
December 5, 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Elite Homes, Inc.
Attn: Ken Vicens
2406 Chapel Hill
Mobile, AL 36695

Re: Case #ZON2008-02705 (Rezoning)

Elite Homes, Inc.

Northeast corner of Louise Avenue and Howard Street (unopened public right-of-way, to be vacated).

Rezoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential patio home subdivision.

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

At its meeting on December 4, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, to allow a single-family residential patio home subdivision.

After discussion, it was decided to recommend the approval of this change in zoning subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) rezoning limited to an approved Planned Unit Development; and**
- 3) completion of the right-of-way vacation process for Howard Street.**

The advertising fee for this application is \$191.50. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Elite Homes, Inc.
December 5, 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning