

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Arcadian Investments, LLC By Rick Twilley Its Member
P.O. Box 850669
Mobile, AL 36685

**Re: Case #SUB2008-00218 (Subdivision)
St. Francis Place Subdivision, Phase Three**

West side of Louise Avenue, 375'± South of Airport Boulevard, extending to the Northwest corner of Louise Avenue and Howard Street (vacated public right-of-way).

7 Lots / 1.0± Acres

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

At its meeting on October 16, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 25-feet from centerline along Louise Avenue, as depicted;**
- 2) **improvement of the West side of Louise Avenue to provide pavement and curb-and-gutter to provide 13-feet to face of curb from the centerline of pavement;**
- 3) **revision of the plat to show any detention common areas, if required;**
- 4) **depiction and labeling of setbacks, lot sizes and site coverages on the final plat, as shown on the preliminary plat;**
- 5) **placement of a note on the final plat, as shown on the preliminary plat, stating that each lot limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 6) **compliance with Engineering comments (*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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.*);**
- 7) **placement of a note on the final plat, as shown on the preliminary plat, stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

- 8) submission of a revised PUD site plan, if required to depict detention areas, prior to the signing of the final plat;
- 9) submission of seven (7) copies of the Phase Two final plat prior to the signing of the Phase Three final plat; and
- 10) completion of the Subdivision process prior to any building permit applications for individual home construction.

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.

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Patrick Land Surveying

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

Arcadian Investments, LLC By Rick Twilley Its Member
P.O. Box 850669
Mobile, AL 36685

**Re: Case #ZON2008-02363 (Planned Unit Development)
St. Francis Place Subdivision, Phase Three**

West side of Louise Avenue, 375'± South of Airport Boulevard, extending to the Northwest corner of Louise Avenue and Howard Street (vacated public right-of-way).

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 October 16, 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) improvement of the West side of Louise Avenue to provide pavement and curb-and-gutter to provide 13-feet to face of curb from the centerline of pavement;**
- 2) provision of a sidewalk, or submission of an application for sidewalk waiver for the entire Phase Three development prior to requesting permits for land disturbance;**
- 3) revision of the site plan to depict and label any surface detention area, if required;**
- 4) depiction and labeling of setbacks, lot sizes and site coverages on any revised site plan, as shown on the proposed site plan;**
- 5) submission of one (1) revised site plan, if necessary for condition # 3, prior to the signing of the final plat; and**
- 6) completion of the Subdivision process.**

St. Francis Place Subdivision, Phase Three
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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