

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Toulminville Partners LLC
161 W. I-65 Service Road N.
Mobile, AL 36608

**Re: Case #ZON2007-01770 (Planned Unit Development)
Toulminville Subdivision #2**

517 and 518 James H. Finley Drive

(Southeast corner of James H. Finley Drive and Schwarz Street, and extending South to Clement Street & Northeast corner of James H. Finley Drive and Clement Street, and extending North to the corner of Hathcox Street and Schwarz Street).

Planned Unit Development Approval to allow reduced lot widths, reduced lot sizes, reduced front and side-yard setbacks, and increased site coverage.

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

At its meeting on July 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot widths, reduced lot sizes, reduced front and side-yard setbacks, and increased site coverage.

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

- 1) completion of the Subdivision process;**
- 2) compliance with Engineering comments *(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.)*;**
- 3) dedication of right-of-way sufficient to provide 25 feet, as measured from the centerline of both Hathcox and Clement Streets;**
- 4) placement of a note on the final plat stating that Lots 8 through 24 are limited to access only to James H. Finley Drive (denied access to other streets), and all lots are limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**

- 5) placement of the PUD side and rear yard setback and site coverage information (clearly specifying which lots are allowed increased site coverage and reduced setbacks), on the final site plan, as shown on the preliminary site plan;**
- 6) depiction of any storm water detention common area, if required, and the placement of a note on the final site plan stating that maintenance of the common area is the responsibility of the homeowners;**
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat; and**
- 8) full compliance with all other 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Toulminville Partners LLC
Attn: Phillip Burton, Agent
161 W. I-65 Service Road N.
Mobile, AL 36608

Re: Case #SUB2007-00169 (Subdivision)
Toulminville Subdivision #2
517 and 518 James H. Finley Drive
(Southeast corner of James H. Finley Drive and Schwarz Street, and extending
South to Clement Street & Northeast corner of James H. Finley Drive and
Clement Street, and extending North to the corner of Hathcox Street and Schwarz
Street).
24 Lots / 5.7± Acres

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

At its meeting on July 19, 2007, the Planning Commission waived Section V.D.2. for
Lots 2-7 and Lot 10 and approved the above referenced subdivision subject to the
following conditions:

- 1) **compliance with Engineering comments** *(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.);*
- 2) **dedication of right-of-way sufficient to provide 25 feet, as measured from the centerline of both Hathcox and Clement Streets;**
- 3) **placement of a note on the final plat stating that Lots 8 through 24 are limited to access only to James H. Finley Drive (denied access to other streets), and all lots are limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 4) **placement of the PUD side and rear yard setback and site coverage information (clearly specifying which lots are allowed increased site coverage and reduced setbacks), on the final plat, as shown on the preliminary plat;**

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July 20, 2007
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- 5) depiction of any storm water detention common area, if required, and the placement of a note on the final plat stating that maintenance of the common area is the responsibility of the homeowners;
- 6) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 7) full compliance with all other 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: M. Don Williams Engineering