

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2011

Breland Homes – Owner of Lot 9
5011 Government Boulevard, Suite B
Mobile, AL 36693

Re: Case #SUB2011-00058 (Subdivision)
Oakleigh Place Subdivision, Re-subdivision of Lots 8 & 9
6359 & 6363 Oakleigh Way
(South side of Oakleigh Way, 430'± East of Hillcrest Road).
Number of Lots / Acres: 2 Lots / 1.7± Acre
Engineer / Surveyor: Preble –Risch LLC
Council District 6

Dear Applicant(s):

At its meeting on July 7, 2011, the Planning Commission, with a waiver of Section V.D.3. of the Subdivision Regulations for Lot 8, tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction and labeling of the minimum building setback line to be at least 25-feet from all street frontages for all lots, or where the lot is a minimum of 60 feet in width for lots less than 60-feet wide at the street, as shown;
- 2) placement of a note on the site plan and plat stating that the maximum building site coverage per lot is 40%, the minimum side yard setback is 5 feet, and the minimum rear yard setback is 8 feet;
- 3) placement of a note on the site plan and plat stating that no structures are allowed within the drainage easement on Lot 8;
- 4) labeling of all common areas, if any, and placement of a note on the site plan and plat stating that maintenance of common areas is the responsibility of the property owners;
- 5) placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and in compliance with AASHTO standards, as shown;
- 6) full compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.);*

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- 7) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species prior to land disturbance or the issuance of permits;
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat; and,
- 10) completion of the Subdivision process prior to any additional permitting activities.

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: Viet & Hoan Nguyen
Preble-Rish, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2011

Breland Homes – Owner of Lot 9
5011 Government Boulevard, Suite B
Mobile, AL 36693

Re: Case #ZON2011-01433 (Planned Unit Development)
Oakleigh Place Subdivision, Re-subdivision of Lots 8 & 9
6359 & 6363 Oakleigh Way
(South side of Oakleigh Way, 430'± East of Hillcrest Road).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to change the front lot line between Lots 8 and 9 to allow a
driveway for Lot 8.
Council District 6

Dear Applicant(s):

At its meeting on July 7, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to change the front lot line between Lots 8 and 9 to allow a driveway for Lot 8.

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

- 1) **depiction and labeling of the minimum building setback line to be at least 25-feet from all street frontages for all lots, or where the lot is a minimum of 60 feet in width for lots less than 60-feet wide at the street, as shown;**
- 2) **placement of a note on the site plan and plat stating that the maximum building site coverage per lot is 40%, the minimum side yard setback is 5 feet, and the minimum rear yard setback is 8 feet;**
- 3) **placement of a note on the site plan and plat stating that no structures are allowed within the drainage easement on Lot 8;**
- 4) **labeling of all common areas, if any, and placement of a note on the site plan and plat stating that maintenance of common areas is the responsibility of the property owners;**
- 5) **placement of a note on the site plan and plat that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and in compliance with AASHTO standards, as shown;**

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- 6) full compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.);*
- 7) full compliance with Urban Forestry comments, and placement of the comments as a note on the site plan and plat: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 8) placement of a note on the site plan and plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species prior to land disturbance or the issuance of permits;
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 10) completion of the Subdivision process prior to any additional permitting activities; and,
- 11) 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: Viet & Hoan Nguyen
Preble-Rish, LLC