

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 3, 2006

O.A. Pesnell, Jr.  
6700 Ridgeland Rd. N.  
Mobile, AL 36695

**Re: Case #SUB2006-00202 (Subdivision)**  
**Brookview at Brookside Subdivision**  
2251 and 2255 Pesnell Court  
(North and East sides of Pesnell Court at its North terminus, extending to the  
West side of Inverness Subdivision, Unit Two).

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

At its meeting on November 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the site plan stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 2) compliance with Engineering Department comments (All existing drainage easements should be shown on the preliminary plat and the COM Engineering Department will require that drainage easements accurately encompass any drainage way that accepts public stormwater. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. No fill or disturbance of the wetland areas without a permit from the Corps of Engineers.);**
- 3) placement of a note on the plat stating that no future subdivision of the lot is permitted until additional frontage on a public street is provided;**
- 4) placement of a note on the site plan and final plat stating that maintenance of common and detention areas will be property owners' responsibility;**
- 5) depiction and labeling of a 15-foot minimum building setback line from the private street; and**
- 6) full compliance with all other municipal codes and ordinances.**

**Brookview at Brookside Subdivision**  
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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 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](mailto: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: Rowe Surveying & Engineering Co., Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 3, 2006

O.A. Pesnell, Jr.  
6700 Ridgeland Rd. N.  
Mobile, AL 36695

**Re: Case #ZON2006-01870 (Planned Unit Development)  
Brookview at Brookside Subdivision**

2251 and 2255 Pesnell Court

(North and East sides of Pesnell Court at its North terminus, extending to the West side of Inverness Subdivision, Unit Two).

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

At its meeting on November 2, 2006, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow 22 single-family residential dwellings on a single building site with private street access.

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

- 1) placement of a note on the site plan stating that Planned Unit Development approval is site plan specific, and that any changes to the plan will require a new application to the Planning Commission;**
- 2) placement of a note on the site plan stating that the site is limited to a total of 27 dwelling units (22 proposed, 5 existing), and that floodplain and wetland areas shown as undeveloped are to remain undeveloped;**
- 3) revision of the site plan to depict a sidewalk on the residence side of the street, that meets the minimum sidewalk width requirements of the Subdivision Regulations for minor streets;**
- 4) revision of the site plan to ensure that each dwelling is a minimum of 15 feet from the edge of pavement, and depiction of a 15-foot minimum building setback line from the private street;**
- 5) placement of a note on the site plan stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**

- 6) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final plat;**
- 7) completion of the Subdivision process;**
- 8) compliance with Engineering Department comments (All existing drainage easements should be shown on the preliminary plat and the COM Engineering Department will require that drainage easements accurately encompass any drainage way that accepts public stormwater. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. No fill or disturbance of the wetland areas without a permit from the Corps of Engineers.);**
- 9) the placement of a note on the site plan and final plat stating that maintenance of common and detention areas will be property owners' responsibility; and**
- 10) 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

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November 3, 2006

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**Re:    O. A. Pesnell, Jr.**  
2251 and 2255 Pesnell Court  
(North and East sides of Pesnell Court at its North terminus, extending to the  
West side of Inverness Subdivision, Unit Two).

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

At its meeting on November 2, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, to eliminate split zoning in a proposed one-lot single-family residential subdivision and planned unit development.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) development is limited to the approved Planned Unit Development (PUD);**
- 2) approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 3) completion of the Subdivision process;**
- 4) compliance with Engineering Department comments (All existing drainage easements should be shown on the preliminary plat and the COM Engineering Department will require that drainage easements accurately encompass any drainage way that accepts public stormwater. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. No fill or disturbance of the wetland areas without a permit from the Corps of Engineers.); and**
- 5) full compliance with all other municipal codes and ordinances.**

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The advertising fee for this application is \$197.05. 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.

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