

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Reid Cummings
210 LeMoyne Dr.
Dauphin Island, AL 36528

Re: Case #ZON2007-00054 (Planned Unit Development)
Snowden Place Subdivision
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110' ± East Christopher Drive East).

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

At its meeting on March 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a 36-unit condominium complex consisting of 9 buildings, a pool, and two wooden piers on a single building site.

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

- 1) revision of the legal description, if necessary, to reflect the boundary of the entire Subdivision site;
- 2) revision of the site plan to relocate the proposed dumpster pad from the 40-foot setback along Cottage Hill Road;
- 3) revision of the site plan to locate all condominium units a minimum of 10-feet from the edge of the private road right-of-way;
- 4) revision of the site plan to locate the mail box facility a minimum of 10-feet from the edge of the private road right-of-way, preferably so that access is from a street internal to Lot 16;
- 5) placement of a note on the site plan stating that the maximum building site coverage Lots 1-15 is 45% (subject to approval by Engineering), and for Lot 16 is 45%, subject to the rezoning of Lot 16 to R-3;
- 6) revision of Note 1 on the site plan regarding setbacks to state that the setbacks apply specifically to Lots 1-15;

- 7) provision of a note stating that the minimum building setbacks for Lot 16 are 50-feet from Cottage Hill Road, 10-feet from the private street, and 8-feet from all other property lines, and depiction of these setbacks on the site plan;
- 8) compliance with Engineering comments (*If the ditch takes public water, provide a drainage easement. If the lake is to be used for detention, the pond design should be submitted for the additional impervious area. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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.*);
- 9) compliance with Urban Forestry comments (*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). Preservation status granted for the 54" diameter Live Oak adjacent to Unit 31, and the 62" and 63" diameter Live Oaks adjacent to the pool. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry.*);
- 10) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat;
- 11) completion of the Subdivision process, and;
- 12) 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**

March 16, 2007

Reid Cummings
210 LeMoyne Dr.
Dauphin Island, AL 36528

Re: Case #ZON2007-00055 (Rezoning)
Reid Cummings
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110' ± East Christopher Drive East).

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

At its meeting on March 15, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multiple-Family Residential District to allow a 36-unit condominium complex.

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

- 1) revision of the legal description, if necessary, to reflect the revised boundary of the R-3 area;**
- 2) provision of a minimum building setback line of 50 feet from the existing right-of-way of Cottage Hill Road;**
- 3) completion of the Subdivision process; and**
- 4) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$217.60. 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.

Reid Cummings
March 16, 2007
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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**

March 16, 2007

Reid Cummings
210 LeMoyne Dr.
Dauphin Island, AL 36528

Re: Case #SUB2007-00004 (Subdivision)
Snowden Place Subdivision
6106 Cottage Hill Road
(North side of Cottage Hill Road, 110' ± East Christopher Drive East)
16 Lots / 13.3± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that Lots 1-15 are limited to one curb-cut each onto the proposed private street, that Lot 16 is limited to one emergency access only curb-cut onto Cottage Hill Road and six (6) curb-cuts onto the proposed private street, and that all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) placement of a note on the plat stating that the maximum building site coverage for Lots 1-15 is 45% (subject to approval by Engineering), and for Lot 16 is 45%, subject to the rezoning of Lot 16 to R-3;**
- 3) revision of Note 1 on the plat regarding setbacks to state that the setbacks apply specifically to Lots 1-15;**
- 4) provision of a note stating that the minimum building setbacks for Lot 16 are 40-feet from Cottage Hill Road, 10-feet from the private street, and 8-feet from all other property lines, and depiction of these setbacks on the plat;**
- 5) compliance with Engineering comments (*If the ditch takes public water, provide a drainage easement. If the lake is to be used for detention, the pond design should be submitted for the additional impervious area. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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.*);**

- 6) compliance with Urban Forestry comments (*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). Preservation status granted for the 54" diameter Live Oak adjacent to Unit 31, and the 62" and 63" diameter Live Oaks adjacent to the pool. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry.*);
- 7) compliance with Section VIII. of the Subdivision Regulations, regarding the provision of a private street, with the exception that a 40-foot right-of-way is deemed acceptable;
- 8) designation on the plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 9) placement of a note on the plat stating that the street is privately maintained and not dedicated to the public;
- 10) placement of a note on the plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 11) placement of a note on the plat stating that the gate must remain operational and in use as a condition of the continuation of private street status, and;
- 12) full compliance with all other municipal codes and ordinances.

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.

Snowden Place Subdivision
March 16, 2007
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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

cc: Rester and Coleman Engineers, Inc.
James L. Busby