

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

McMurray Place, LLC
Attn: Charles MaClay
P.O. Box 850668
Mobile, AL 36685

Re: Case #SUB2006-00052 (Subdivision)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.
1 Lot / 12.8± Acres

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

At its meeting on April 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line; and**
- 2) completion of the vacation process for existing rights-of-ways within the proposed subdivision.**

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 marti.watson@cityofmobile.org.

McMurray Place, LLC
April 7, 2006
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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

McMurray Place, LLC
Attn: Charles MaClay
P.O. Box 850668
Mobile, AL 36685

Re: Case #ZON2006-00616 (Planned Unit Development)

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on April 6, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) completion of the vacation process for existing rights-of-ways within the proposed subdivision;**
- 2) completion of the Subdivision process;**
- 3) compliance with Engineering Department comments for any future development (*Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100-year storm with a 10 year release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 4) provision of a 10-foot wide vegetative buffer and 6 to 8 foot high privacy fence or wall where the site abuts adjacent R-1 districts;**
- 5) provision of a lighting plan for the pool/ playground area specifically, and the site in general, that ensures that adjacent residential properties will not be impacted by on-site lighting;**

McMurray Place Subdivision

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- 6) placement of a note on the site plan stating that maintenance of all common areas, private streets, alleys and detention areas is the responsibility of the property owners;**
- 7) labeling of all common areas;**
- 8) placement of site calculations required by Section 64-5.C.2. of the Zoning Ordinance on the site plan; and**
- 9) 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**

April 7, 2006

McMurray Place, LLC
Attn: Charles MaClay
P.O. Box 850668
Mobile, AL 36685

Re: Case #ZON2006-00594 (Rezoning)

McMurray Place, L.L.C.

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

Rezoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for residential condominiums.

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

At its meeting on April 7, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for residential condominiums.

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

- 1) completion of the vacation process for existing rights-of-ways within the proposed subdivision;**
- 2) completion of the Subdivision process;**
- 3) compliance with Engineering Department comments for any future development (*Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100-year storm with a 10 year release. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 4) development is limited to the accompanying PUD; and**
- 5) full compliance with all other municipal codes and ordinances.**

McMurray Place Subdivision

April 7, 2006

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The advertising fee for this application is \$285.10. 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