MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

February 2, 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 February 1, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the March 15th meeting, with revisions due to Urban Development by February 21st, to accommodate the PUD revisions, and the following requirements:

1) **revision of the plat to address Engineering Comments;**
2) **revision of the plat to address Forestry Comments;**
3) **placement of a note on the plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
4) **placement of a note on the site plan and subdivision plat stating that all lots are denied direct access to Cottage Hill Road, that lots 1-15 are limited to one curb-cut each and that lot 16 is limited to three curb-cuts, and that the size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards; and**
5) **depiction of the minimum building setback line for all lots, from all street frontages, with an additional 40-foot setback from Cottage Hill Road.**

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

MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

February 2, 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 February 1, 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 a two wooden piers on a single building site.

After discussion, it was decided to holdover this plan until the March 15th meeting, with revisions due to Urban Development by February 21st, to give the applicant time to address the following:

1) **revision of the site plan and subdivision plat to depict 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.*);**
2) **revision of the site plan and subdivision plat to depict compliance with 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 all 50" and larger trees. 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 to ensure that no trees 50" and larger are effected.*);**

3) **revision of the site plan and plat to depict the minimum building setback lines from all street frontages, to include an additional 40-foot setback along Cottage Hill Road;**
4) **revision of the site plan to depict all buildings meeting the required minimum building setbacks, or provision of a written statement justifying reduced setbacks;**
5) **revision of the site plan to indicate the number of stories of all buildings and dimensioning of the minimum spacing between buildings;**
6) **consultation with Fire / Rescue to determine if modifications to the site plan are necessary to comply with their regulations, and revision of the site plan as appropriate;**
7) **revision of the site plan to depict compliance with the open space and tree and landscaping requirements of the Zoning Ordinance, including the necessary PUD site calculations required by Section 64-5.C.2. of the Zoning Ordinance;**
8) **depiction and labeling of any required stormwater detention basins;**
9) **depiction and labeling of dumpster or other waste storage locations, with screening that complies with Section 64-4.D.9. of the Zoning Ordinance;**
10) **provision and depiction of a 6 to 8 foot high privacy fence or wall where the lot containing the condominium portion of the site abuts existing R-1 districts that are developed with single-family residences;**
11) **placement of a note on the site plan stating that maintenance of all common areas and detention areas is the responsibility of the property owners;**
13) **placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per the requirements of Section 64-4.A.2. the Zoning Ordinance;**
14) **depiction of the pedestrian circulation system on the site plan, including the depiction of sidewalks along all public streets;**
15) **placement of a note on the site plan and plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; and**
16) **placement of a note on the site plan and subdivision plat stating that all lots are denied direct access to Cottage Hill Road, that lots 1-15 are**

limited to one curb-cut each and that lot 16 is limited to three curb-cuts, and that the size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

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

February 2, 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 February 1, 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 holdover this change in zoning until the March 15th meeting to accommodate revisions listed under the PUD and Subdivision recommendations.

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