

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 17, 2006

White Smith Land Company & Cornell Family Properties  
46 St. Joseph St.  
Mobile, AL 36602

**Re: Case #ZON2006-02336 (Planned Unit Development)**  
**White Smith Subdivision**  
Southwest corner of Dauphin Street and South Washington Avenue.

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

At its meeting on November 16, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow two single-family residential condominium buildings on a single building site.

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

- 1) revision of the site plan to depict compliance, to the greatest extent feasible, with the tree and landscaping requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 2) revision of the site plan to depict any existing or proposed street trees, with proposed street trees to be coordinated with Urban Forestry;**
- 3) depiction of any dumpster or waste container storage location on the site plan;**
- 4) approval of Traffic Engineering regarding the size, design and location of the curb-cut onto Dauphin Street;**
- 5) placement of a note on the site plan stating that PUD approval is site plan specific, and requires Planning Commission approval for changes to the approved site plan;**
- 6) provision of a revised site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat;**
- 7) completion of the Subdivision process; and**

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**8) full compliance, to the greatest extent possible, 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**

November 17, 2006

White Smith Land Company & Cornell Family Properties  
46 St. Joseph St.  
Mobile, AL 36602

**Re: Case #SUB2006-00260 (Subdivision)**

**White Smith Subdivision**

Block bounded by Dauphin Street, South Washington Avenue, Conti Street, and South Scott Street.

3 Lots / 0.8± Acres

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

At its meeting on November 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) The site should be limited to the existing number of curb-cuts along each street [Lot A - one curb-cut (Dauphin Street), Lot B - one curb-cut (Conti Street), and Lot C - two curb-cuts (Scott Street)], with any changes to the size, design and location of the curb-cuts to be approved by Traffic Engineering and, where possible, conform to AASHTO standards;**
- 2) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 3) provision of a revised PUD site plan to the Planning Section of Urban Development, prior to the signing and recording of the final plat; and**
- 4) full compliance, to the greatest extent possible, 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.

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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.