



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Alabama Pecan Development
c/o Robert Brown
1256-A Repoll Road
Mobile, AL 36695

Re: Northwest corner of Eliza Jordan Road South and Airport Boulevard.
County
SUB2015-00117
Burlington & Sierra Master Plan Subdivision
256 Lots / 96.9± Acres

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

At its meeting on November 19, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with waivers of Sections V.D.2. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) recording of the Eliza Jordan Corner Subdivision prior to the signing of the Final Plat for any phase of the Burlington or Sierra Subdivisions;**
- 2) approval is for the Master Plan only, each phase or unit will require individual application and approval by the Planning Commission;**
- 3) dedication sufficient to provide 50' from the centerline of Airport Boulevard;**
- 4) dedication to provide 50' from the centerline of Eliza Jordan Road South;**
- 5) dedication of a 25' corner radius at the intersection of Airport Boulevard and Eliza Jordan Road South;**
- 6) illustration of the 25' minimum building setback line along all street frontages, revised along Airport Boulevard and Eliza Jordan Road South as to be measured from any required dedication;**
- 7) placement of a note on the Final Plat stating that Lots 1 and 36, Sierra Estates, are denied access to Airport Boulevard;**
- 8) placement of a note on the Final Plat stating that Lots 51 and 52, Burlington, Phase One, are denied access to Eliza Jordan Road South;**

- 9) revision of the plat to provide access to the common area along Eliza Jordan Road South from within the Subdivision and not from Eliza Jordan Road South;
- 10) placement of a note on the Final Plat stating that Lots 3 – 16, Sierra Estates, Phase One, are denied access to the 20' easement for ingress and egress along the West end of the lots and are also denied access to Thornburg Drive (private street) adjacent to the West;
- 11) placement of a note on the Final Plat stating that Lots 1 and 2, Sierra Estates, Phase One, are denied access to Calvert Road North;
- 12) placement of a note on the Final Plat stating that Lots 3 – 16, Sierra Estates, are not allowed to place or construct any structures within the 20' easement for ingress and egress;
- 13) placement of a note on the Final Plat stating that all lots and common areas are limited to one curb cut each, with size, location and design to be approved by Mobile County Engineering;
- 14) revision of the plat to label all lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 15) lot sizes for Lots 1 and 36, Sierra Estates, Phase One, and Lots 51 and 52, Burlington, Phase One, to be calculated to reflect their sizes after any required dedication;
- 16) submittal of a County Letter of Acceptance for the constructed new streets prior to signing the Final Plat;
- 17) submittal of written approval from the State Fire Marshall allowing one point of access for lots within Burlington, Phase Two, prior to signing the Final Plat;
- 18) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 19) compliance with Engineering comments: (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater); and
- 20) compliance with the Fire-Rescue Department comments: [Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].

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

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(including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) 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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering