

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 7, 2011

Gulf Equipment Corp.  
5212 Willis Rd.  
Theodore, AL 36582

**Re: Case #SUB2010-00139**  
**Gulf Equipment Subdivision**  
South side of Willis Road, 45' East of Middle Road.  
1 Lot / 8.1± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) retention of the labeling of the lot with its size in square feet;**
- 2) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 3) 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;**
- 4) retention of the 25-foot minimum building setback line along all right-of-way frontages;**
- 5) placement of a note on the Final Plat limiting the development to three (3) curb cuts to Willis Road, with the size, design, and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) compliance with Engineering comments: *(The width, location, and alignment of the proposed drainage easement subject to review and approval by the City Engineer. Need to provide an easement for the creek crossing the property. Show Mobile City Limits on the Final Plat. Due to the undersized drainage***

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*system and history of flooding during rain events at the downstream location at Larue Steiner, detention (100 year storm with 10 year release) will be required for any increase in impervious area. Any work performed in the right-of-way (including easements) will require a right-of-way permit, in addition to any required land disturbance permits. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.)*

- 7) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 8) correction of legal description "Southeast corner" should be "Southwest corner"; and,
- 9) 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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Clark, Geer, Latham