



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

Sawgrass Consulting
11143 Old Highway 31
Spanish Fort, AL 36527

Re: 1400 Hillcrest Road
(Southwest corner of Hillcrest Road and Grelot Road).
Council District 6
SUB2017-00014
McDonald's Subdivision

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) placement of a note on the Final Plat stating that the lot is limited to one curb cut per street frontage, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) retention of the lot size label and the lot size table on the Final Plat providing the lot size in both square feet and acres;**
- 3) retention of the 25' minimum building setback line along both street frontages on the Final Plat;**
- 4) retention of the various drainage, utility and slope easements on the Final Plat;**
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easements;**
- 6) revision of the plat to remove the current zoning classification and references to side and rear setback requirements;**
- 7) placement of a note on the Final Plat stating that any additional site improvements of the proposed lot are subject to the acquisition of the appropriate permits, and should comply with all applicable codes and ordinances;**

- 8) compliance with Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. F. Provide the original (with all other signatures) and a copy (signatures not required) of the FINAL SUBDIVISION PLAT to the Engineering Department.];*
- 9) compliance with the Traffic Engineering comments: *(Lot is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. New on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 10) compliance with the Urban 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 2015-116 and City Code Chapters 57 and 64).]; and*
- 11) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).]*

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 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.

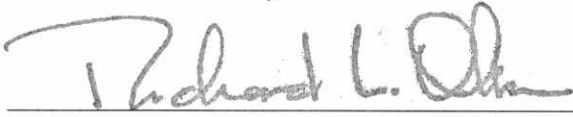
If you have any questions regarding this action, please call this office at 251-208-5895.

McDonalds Subdivision
March 14, 2017

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: McDonalds Corporation