

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
*** CORRECTED ***

December 27, 2017

Elizabeth A. Harris & Evan Austill, Jr.
As Trustee of the Ruth S. Austill Qualified Irrevocable Trust
57 Oakland Avenue
Mobile, AL 36608

Re: 114 Austill Avenue
(North terminus of Austill Avenue, extending to the South side of Austill Place, 140'± East of Carmel Drive East).
Council District 7
SUB-000298-2017 (Subdivision)
Austill Estate Division Subdivision

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

At its meeting on December 21, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the Final Plat to provide access easements to both of the Common Areas;**
- 2) placement of a note on the Final Plat stating that maintenance of the Common Areas is the responsibility of the property owners, and not the City of Mobile;**
- 3) retention of the lot sizes and Common Areas in both square feet and acres, or the provision of a table providing the same information;**
- 4) retention of the 25' minimum building setback line along all frontages, and where the lots exceed 60' in width;**
- 5) placement of a note on the Final Plat stating that lots 1, 3, 4, 5 and 6 are limited to one shared curb-cut to Austill Avenue and one shared curb-cut to Austill Place, both via a recorded common access easement, and that Lot 2 is limited to one curb-cut to Austill Place, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) placement of a note stating that no structures are to be erected in any easements;**

- 7) 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. Show and label the existing parcels. C. Show and label each and every Right-Of-Way and easement. Check the east side of LOT 1. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #79) LOTS 1-6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. 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. H. 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. I. 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Add a note to the SUBDIVISION PLAT stating that LOTS 1-6 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 8) compliance with Traffic Engineering comments: (Lots 1, 3, 4, 5 and 6 are limited to one shared curb-cut to Austill Avenue and one shared curb-cut to Austill Place, both via a recorded common access easement, and that Lot 2 is limited to one curb-cut to Austill Place, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);
- 9) compliance with 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.));
- 10) compliance with 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.). The access easement through the property, connecting Austill Avenue and Austill Place, shall be widened to a minimum continuous paved width of twelve (12) feet. Parking along this easement shall be prohibited. If in the future, the easement is gated, a Knox box shall be provided.);

- 11) Placement of a note on the final plat stating there shall be no future resubdivision of Lot 1; and
- 12) completion of the subdivision process prior to any requests for new construction.

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 Planning and Zoning Department 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 Planning and Zoning Department 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.

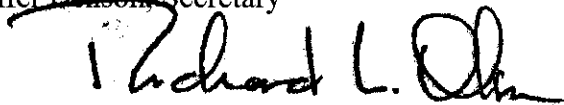
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering



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Elizabeth A. Harris & Evan Austill, Jr.
As Trustee of the Ruth S. Austill Qualified Irrevocable Trust
57 Oakland Avenue
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Re: 114 Austill Avenue

(North terminus of Austill Avenue, extending to the South side of Austill Place, 140'± East of Carmel Drive East).

Council District 7

PUD-000297-2017 (Planned Unit Development)

Austill Estate Division Subdivision

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

At its meeting on December 7, 2017, the Planning Commission considered for Planned Unit Development Approval to allow a family division subdivision with irregularly-shaped lots and reduced public street frontage.

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

- 1) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity***

within the property will need to be submitted for review and be in conformance 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. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 2) compliance with Traffic Engineering comments: (Lots 1, 3, 4, 5 and 6 are limited to one shared curb-cut to Austill Avenue and one shared curb-cut to Austill Place, both via a recorded common access easement, and that Lot 2 is limited to one curb-cut to Austill Place, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 3) compliance with 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.));*
- 4) compliance with 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.). The access easement through the property, connecting Austill Avenue and Austill Place, shall be widened to a minimum continuous paved width of twelve (12) feet. Parking along this easement shall be prohibited. If in the future, the easement is gated, a Knox box shall be provided.);*
- 5) no resubdivision of Lot 1;*
- 6) completion of the subdivision process prior to any requests for new construction; and,*
- 7) compliance with all applicable codes and ordinances.*

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.


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 & Zoning

cc: Polysurveying & Engineering