



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

Stewart Surveying, Inc.
10930-B Dauphin Island Parkway
Theodore, AL 36582

Re: 5487 & 5509 Gibson Road
(North terminus of Gibson Road).
County
SUB2016-00078
Hudson Place Subdivision, Resubdivision of Lot 706 Carol Plantation 6th
Unit
3 Lots / 17.5± Acres

Dear Applicant(s):

At its meeting on August 18, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.4. and V.D.9. the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) no additional subdivision of the site is allowed until all easements are improved to the private street standards contained within Section VIII.E. of the Subdivision Regulations and additional frontage to provide 50' at the North terminus of Gibson Road is obtained;
- 2) revision of the plat to indicate a 25' minimum building setback block-out for Lot 1 at the North terminus of the 25' easement;
- 3) revision of the plat to indicate a 25' minimum building setback for Lots 2 and 3 as measured from the 30' easement along the South line of those lots;
- 4) retention of the labeling of all lots and the Common Area with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;

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August 23, 2016

- 6) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;
- 7) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 8) 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; and
- 9) compliance with the Fire 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 (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

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Mark A. & Sandra Hudson
Steve Hudson