



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Cecelia H. Pfeiffer
8763 Dauphin Island Pkwy
Theodore, AL 36582

Re: 8763 Dauphin Island Parkway
(East side of Dauphin Island Parkway, 70' South of Cedar Woods Drive).
County
SUB2014-00142
Pfeiffer Family Estates Subdivision
3 Lots / 6.4± Acres

At its meeting on December 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. and V.D3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the Final Plat retain the revised two-lot configuration;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line on both lots;
- 4) revision of the plat to label each lot with its size 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 further resubdivision of either lot is allowed until additional public street frontage is provided;
- 6) 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;

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- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for flood zone and wetland issues would be required prior to the issuance of any permits or land disturbance activities;
- 8) 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;
- 9) 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
- 10) compliance with the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.)*

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

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Haidt Land Surveying