



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Elizabeth Fisackerly Davis  
6440 Sugar Creek Dr. N  
Mobile, AL 36695

**Re:    900 Regents Drive West**  
(Southwest corner of Satsuma Drive and Regents Drive West).  
Council District 6  
**SUB2014-00101**  
**Regency Park Place Subdivision**  
2 Lots / 0.7± Acre

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

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

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

- 1) revision of the plat to depict the correct engineering scale;
- 2) retention of the right-of-way width along Regents Drive West;
- 3) retention of the right-of-way width and dedication along Satsuma Drive;
- 4) retention of the 25' minimum building setback line on the Final Plat for Lot 1;
- 5) retention of the 40' minimum building setback line on the Final Plat for Lot 2;
- 6) retention of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut, with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 9) 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;

- 10) compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any development and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that according to the 1984 aerial photo (FLIGHT 20 - #76) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – NONE; LOT 2 – Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Revise the proposed dedicated ROW to read "... HEREBY DEDICATED ..." instead of "...TO BE DEDICATED ...". E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature."*
- 11) compliance with Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.";*
- 12) 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 61-929 and City Code Chapters 57 and 64).; and*
- 13) compliance with Fire 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";.*

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](mailto:marine.karapetyan@cityofmobile.org).

**Regency Park Place Subdivision**  
**September 22, 2014**

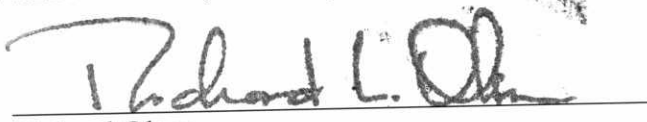
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams