

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2011

Wesley Station, LLC
3378 Moffett Rd.
Mobile, AL 36607

Re: Case #SUB2011-00013

Wesley Station Subdivision, Resubdivision of Lot 2

South side of Airport Boulevard, 200'± East of Wesley Avenue extending to the Northern terminus of Henckley Avenue.

2 Lot / 2.2± Acre

Dear Applicant(s):

At its meeting on March 3, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the request, subject to the following conditions:

- 1) the provision and notation thereof of an eight-foot wooden privacy fence and vegetative buffer where the site adjoins residential zoning;
- 2) placement of a note on the final plat stating that no structures, parking or driveway(s) may be constructed within the southern 50 feet of Lot 2A (between the West property line of Lot 2A and the West right-of-way line of Henckley Avenue);
- 3) depiction and labeling of the 35-foot vegetative buffer along the Southern boundary of the site, from the West right-of-way line of Henckley Avenue, as shown on the preliminary plat;
- 4) depiction and labeling of the 10-foot vegetative buffer along the eastern boundary of the site, as shown on the preliminary plat;
- 5) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.*

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- Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.);*
- 6) placement of a note on the Final Plat stating that each of the proposed lots should be limited to a total of one (1) shared curb-cut, with the size, design, and location of the curb-cut to be approved by Traffic Engineering, and conform with AASHTO standards;**
 - 7) placement of a note on the final plat stating that access to Henckley Avenue and the unopened right-of-way of Government Street is denied;**
 - 8) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
 - 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
 - 10) provision of seven (7) copies of the Final Plat for Wesley Station Subdivision, Phase 2, prior to the signing of the final plat; and,**
 - 11) completion of the drainage and utility easement abandonment process, and provision of proof thereof, prior to the signing of the Final Plat.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Clark, Geer & Latham