



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 13, 2018

ATTN: Connie Hudson
Mobile County
205 Government Street
Mobile, AL 36644

Re: 3725 Halls Mill Road & 2801 and 2951 Lees Lane

(Southeast corner of Halls Mill Road and Lees Lane, extending to the West side of Interstate 65 and the North side of Interstate 10).

Council District 4

SUB-000516-2018

Lees Lane Subdivision

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

At its meeting on June 7, 2018, 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) **Either dedication to provide 35 feet from the centerline of Halls Mill Road, or illustration that there is sufficient existing right-of-way;**
- 2) **Either dedication to provide 150 feet from the centerline of Interstate 65, or illustration that there is sufficient existing right-of-way;**
- 3) **Dedication of the corner radii at Halls Mill Road and Lees Lane as well as Halls Mill Road and the unnamed right-of-way per Section V.D.6. of the Subdivision Regulations should be required;**
- 4) **Retention of 25' minimum building setback line along all frontages;**
- 5) **Retention of the lot sizes information in both square and in acres on the Final Plat;**
- 6) **Placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb cut to Halls Mill Road, and 2 curb cuts to Lees Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**

- 7) Placement of a note on the Final Plat stating that Lots 2 and 3 are limited to 2 curb cuts each to Lees Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat stating that Lot 4 is limited to one curb cut to the unnamed, unimproved right-of way with the size, location and design to be approved by Engineering and Traffic Engineering and conform to AASHTO standards;
- 9) Placement of a note on the Final Plat stating that direct access to Interstate 65 and Interstate 10 is denied for all lots;
- 10) Successfully rezoning Lot 4 prior to the signing of the Final Plat (either as a single phase plat or a two phase plat);
- 11) 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. Include a written description of the proposed subdivision boundary in the written legal description. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the intersection of Halls Mill Rd. and the UNNAMED ROW and at the intersection of Lees Lane and Halls Mill Rd. D. Provide a drainage easement for McCullough Bayou that flows across a portion of LOT 4. The extents of the easement will need to be established in conjunction with the City Engineer prior to submitting the Final Plat for review or signature. E. The UNNAMED ROW is currently unopened and unimproved. Any access to LOT 4 must provide an acceptable, paved access to Halls Mill Rd. Any work within the public ROW will require a ROW Permit from the Engineering Dept. F. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. G. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P. After addressing all of the FINAL*

SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 12) Compliance with Traffic Engineering comments: *(Lot 1 is limited to one curb cut to Halls Mill Road and two curb cuts to Lees Lane. Lot 2 & Lot 3 are limited to two curb cuts each to Lees Lane. Lot 4 is limited to one curb cut to its unopened right-of-way frontage. Any driveway permit for Lot 4 is contingent upon improvements to the unopened right-of-way as needed to meet City street standards. Driveway sizes, locations and design are to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 13) 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).);*
- 14) 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).); and*
- 15) completion of the Subdivision process (for each phase, if more than one phase) prior to any request for land disturbing or building activities (for a lot in the specific phase).

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: _____

Margaret Pappas

Deputy Director of Planning & Zoning

cc: Mary Lou Berg & Ansley Properties
Wattier Surveying, Inc.
Matthew Barclift, County Engineering