



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL  
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LISA LAMBERT

Le Trang Thu  
5354 Raines Drive  
Mobile, AL 36609

**Re: Case #SUB2013-00073**  
**Mary's Place Subdivision**  
6553 Zeigler Boulevard  
(South side of Zeigler Boulevard, 125'± West of Adrian Lane).  
1 Lot / 0.3± Acre

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

At its meeting on September 5, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) labeling of the lot size in square feet and acres;
- 3) revision of the plat to accurately label the minimum existing right-of-way width;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat ( i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Add a signature block for the Traffic Engineer. Provide the signature of the Owner (notarized), the Planning Commission, and the Traffic Engineer. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering*

*Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Placement of a note on the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity).*

- 5) compliance with 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.*);
- 6) placement of a note on the Final Plat limiting the lot to one curb cut, with the size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

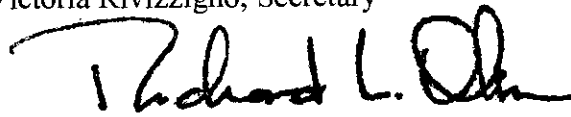
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Gregory C. Spies