



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 16, 2017

Katherine A. & Matt Zarzour
609 Fairfax Rd. W.
Mobile, AL 36608

Re: 3456 Stein Avenue and 304 Dogwood Lane
(Northeast corner of Stein Avenue and Dogwood Lane).
Council District 7
SUB-000110-2017
Parker Estates Subdivision, Addition to

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

At its meeting on June 15, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) dedication of the corner radius at the intersection of Stein Avenue and Dogwood Lane per Section V.D.6. of the Subdivision Regulations, if necessary;
- 2) placement of a note on the Final Plat stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along both street frontages;
- 5) revision of the plat to either remove, or correctly illustrate side and rear yard setbacks in compliance with Section 64-3.C.1.e. of the Zoning Ordinance;
- 6) 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) Clarify/label which bearing is used as the basis of bearing. C) Provide the Surveyor's, Owner's (notarized), Planning Commission, and*

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Traffic Engineering signatures. D) 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. E) 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. F) 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. G) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 7) compliance with Traffic Engineering comments: (Each lot is limited no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) 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).); and,*
- 9) 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).).*

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.

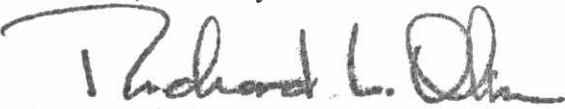
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: John C. and Mary Ann F. Lafleur
Polysurveying & Engineering, Inc.