



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

SAMUEL L. JONES  
MAYOR

### OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK  
LISA C. LAMBERT

Joe B. Ray  
1204 Shelton Beach Road  
Saraland, Alabama 36571

Re: **Case #SUB2012-00116**  
**Stanton Road Subdivision, Ray's Addition to**  
186 Stanton Road  
(Southeast corner of Stanton Road and Oak Knoll Drive).  
1 Lot / 3.9± Acres

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all street frontages on the Final Plat;
- 2) placement of a note on the Final Plat stating the approval of a Planned Unit Development application, if necessary, prior to the issuance of any building or land Disturbance permits;
- 3) placement of a note on the Final Plat stating that the site is denied access to Oak Knoll Drive;
- 4) retention of the labeling of the lot with its size in square feet, as shown on the preliminary plat;
- 5) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Stanton Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments (*Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and 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 note to*

*the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Stanton Road or Oak Knoll Drive ROW will require a ROW Permit. Installation of a sidewalk along Oak Knoll Drive, at the time of development, which will require a ROW Permit from the Engineering Department. Remove the existing asphalt located behind the existing valley gutter at Lot 1 of Holberg Subdivision, at the time of development. Add the bearing and distance label to the proposed east property line. Any ROW (such as a radii at the corner of Stanton Road and Oak Knoll Drive) that is required by the Planning Commission shall be shown as dedicated to the City of Mobile on the Plat.);*

- 7) *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).);*
- 8) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) *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.);*
- 10) *the provision of a 6-foot high privacy fence or a vegetative buffer if developed commercially; and*
- 11) *approval of all applicable federal, state and local agencies 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 (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](mailto:travisz@cityofmobile.org).

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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: Byrd Surveying, Inc.