



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Wright Transportation, Inc.  
2333 Dauphin Island Parkway  
Mobile, AL 36605

**Re: 2333 Dauphin Island Parkway**  
(East side of Dauphin Island Parkway, 220'± North of Rosedale Road).  
Council District 3  
**SUB2015-00068**  
**Wright Transportation Subdivision**  
1 Lot / 3.1± Acres

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

At its meeting on July 9, 2015, 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) **submission of extensions for the previous variances granted by the Board of Zoning Adjustment, or submission of applications for Rezoning, Planned Unit Development, and 1 or 2-lot Subdivision to the Planning Commission, or new variance applications prior to any new construction or expansion of the site;**
- 2) **revision of the plat to depict the 25-foot minimum building setback line as required by Section V.D.9. of the Subdivision Regulations along Dauphin Island Parkway street frontage, and 20' along Pillans Street as allowed by 64.IV.D.3 (Zoning Ordinance);**
- 3) **retention of the lost size in square feet and acres;**
- 4) **retention of the right-of-way width along Dauphin Island Parkway and Pillans Lane;**
- 5) **placement of a note on the Final Plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;**
- 6) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Dauphin Island Parkway, and one curb-cut to Pillans Lane with the size,**

design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;

- 7) compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Show and Label Lot 1 of Schulz Subdivision per the 2010 ROW Vacation. Typically ½ of the ROW is granted to each abutting property owner. (Reference the legal description contained in the Mobile County Probate records. B. Revise the plat to include the resubdivision of Lot 1 Schulz Subdivision. C. Provide an access easement (30'x30' minimum) for access to the revised Lot 1 Schulz Subdivision since it will not have access to a public street. D. 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. E. 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. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #82) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. G. 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. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Add/Correct the spelling of the street names on the Plat. Military Road (DIP to Perimeter Rd) was renamed Gatotkoco Dr. in 1995. J. Provide an updated written legal description for the proposed subdivision and matching bearing and distance labels. K. Show and label each and every Right-Of-Way and easement. L. Provide and label the monument set or found at each subdivision corner. M. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. N. Provide the Surveyor's Certificate and Signature. O. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. P. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. Q. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*
- 8) compliance with Traffic Engineering comments: *"Dauphin Island Parkway is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap*

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*spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;*

- 9) **compliance 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)”;*  
*and*
- 10) **compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

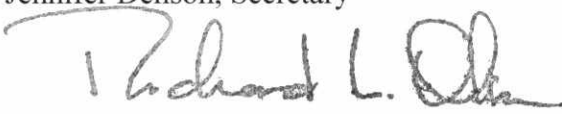
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

  
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.