

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2011

Horace Jones
1130 Jonathan Ct.
Mobile, AL 36695

Re: Case #SUB2011-00006
Beltline Park Subdivision, Resubdivision of Lots 18 & 19
3416 Beltline Park Drive North
(Northeast corner of East I-65 Service Road North and Beltline Park Drive North).
1 Lot / 0.7± Acre

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) depiction of the 25-foot minimum building setback line from Beltline Park Drive North and East I-65 Service Road North street frontages, as well as a 20-foot setback from the alley, as required by Section V.D.9. of the Subdivision Regulations;**
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 4) compliance with Engineering comments: (*Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a "No Rise" certification. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)**

- 5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting the lot to one curb-cut to Beltline Park Drive North Road, with the size, design, and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat limiting access to East I-65 Service Road North to one curb cut, with the size, design, and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and to conform to AASHTO standards
- 8) placement of a note on the Final Plat denying access to the alley to the North of the site;
- 9) 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; and,
- 10) full compliance with all other municipal codes and ordinances, including the buffering, lighting, and tree and landscaping requirements of the Zoning Ordinance.

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.

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: Rowe Surveying