



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

M&E Inc.  
P. O. Box 69  
Wilmer, AL 36587

**Re: 3232 & 3240 Moffett Road**  
(East side of Moffett Road, 615'± North of Western Drive, extending to the South terminus of Crichton Street).  
Council District 1  
**SUB2015-00110**  
**Crichton Commerce Place Subdivision, Resubdivision of Lots 1 & 2**  
3 Lots / 16.09± Acres

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

At its meeting on October 1, 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) revision of the 25' minimum building setback line where all lots are a minimum of 60' wide;
- 2) approval from the Board of Zoning Adjustment for changes to the site plan for the previously approved surfacing variance for Lot C;
- 3) approval of a Planned Unit Development by the Planning Commission if shared access and parking is proposed between lots;
- 4) either obtain all necessary permit for the existing driveway to Crichton Street or provide photographic evidence that the driveway has been removed prior to the signing of the Final Plat;
- 5) placement of a note on the Final Plat stating that each lot is limited to one curb cut per frontage with any changes to the size, design or location of the curb-cuts to be coordinated with ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 6) retention of the lot sizes in square feet and acres, or placement of a table on the plat with the same information, revised to reflect dedication;

- 7) compliance with Engineering comments, as applicable (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Review and revise the written legal description to include the vacated Crichton Street ROW. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Show the recording information for the vacated easement. J. 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. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the Lot(s) will receive historical credit of impervious area towards storm water 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. L. 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. M. 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. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) compliance with Traffic Engineering comments, as applicable (*Moffett Road is an ALDOT maintained roadway. Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) compliance with Urban Forestry comments, as applicable (*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).;*

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- 10) compliance with Fire comments, as applicable (*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).*); and**
- 11) completion of the subdivision process prior to any request for permits for new construction.**

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.